

# Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

**Area Name / Number:** Central Shoreline / 2

**Previous Physical Inspection:** 1998

## Sales - Improved Summary:

Number of Sales: 579

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2002 Value</b>	\$76,900	\$149,400	\$226,300	\$240,600	94.1%	9.76%
<b>2003 Value</b>	\$105,100	\$134,100	\$239,200	\$240,600	99.4%	7.62%
<b>Change</b>	+\$28,200	-\$15,300	+\$12,900		+5.3%	-2.14%
<b>% Change</b>	+36.7%	-10.2%	+5.7%		+5.6%	-21.93%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.14% and -21.93% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2002 Value</b>	\$78,400	\$147,100	\$225,500
<b>2003 Value</b>	\$108,800	\$129,300	\$238,100
<b>Percent Change</b>	+38.8%	-12.1%	+5.6%

Number of improved Parcels in the Population: 6576

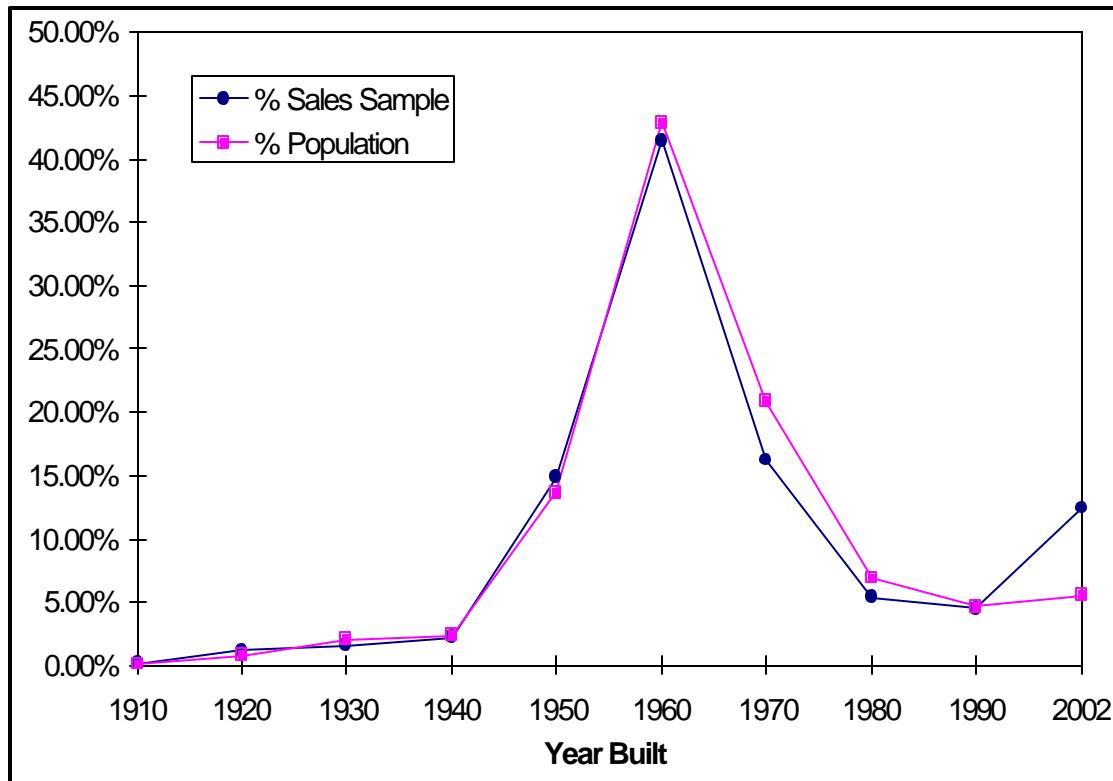
The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

### **Sales Sample Representation of Population - Year Built**

<b>Sales Sample</b>			<b>Population</b>		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	1	0.17%	1910	9	0.14%
1920	7	1.21%	1920	55	0.84%
1930	9	1.55%	1930	136	2.07%
1940	13	2.25%	1940	155	2.36%
1950	86	14.85%	1950	899	13.67%
1960	240	41.45%	1960	2823	42.93%
1970	94	16.23%	1970	1373	20.88%
1980	31	5.35%	1980	456	6.93%
1990	26	4.49%	1990	306	4.65%
2002	72	12.44%	2003	364	5.54%
	579			6576	

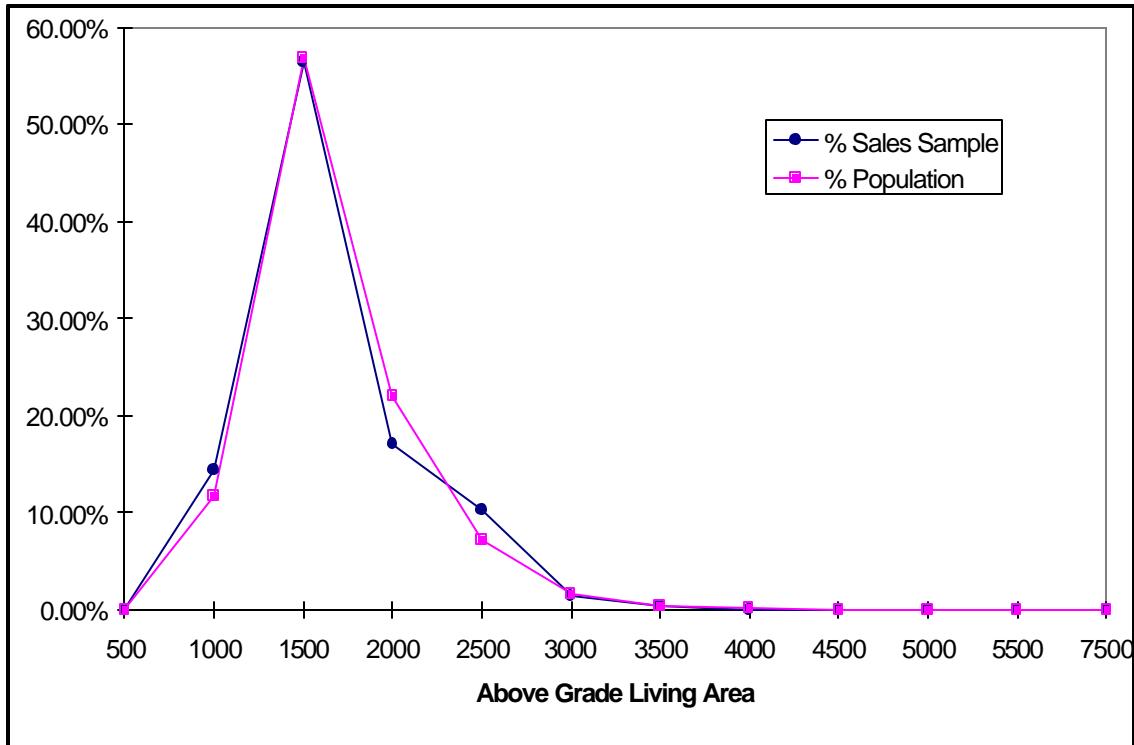


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	84	14.51%
1500	327	56.48%
2000	99	17.10%
2500	59	10.19%
3000	8	1.38%
3500	2	0.35%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	579	

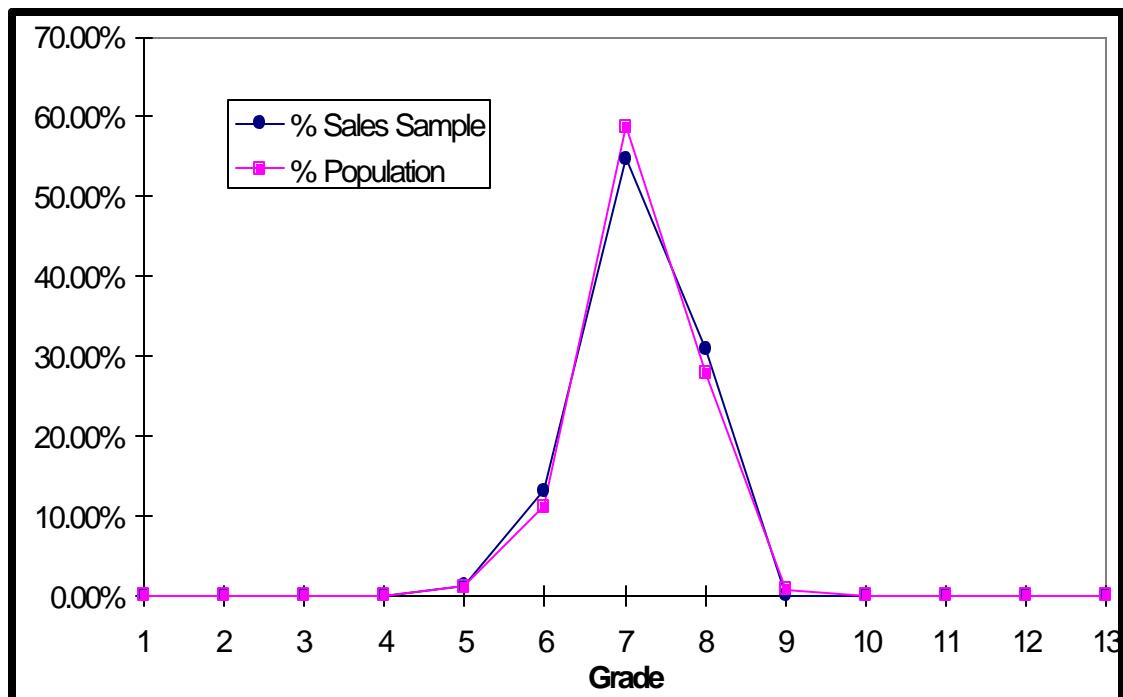
<b>Population</b>		
AGLA	Frequency	% Population
500	3	0.05%
1000	769	11.69%
1500	3740	56.87%
2000	1447	22.00%
2500	473	7.19%
3000	104	1.58%
3500	28	0.43%
4000	7	0.11%
4500	4	0.06%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	6576	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

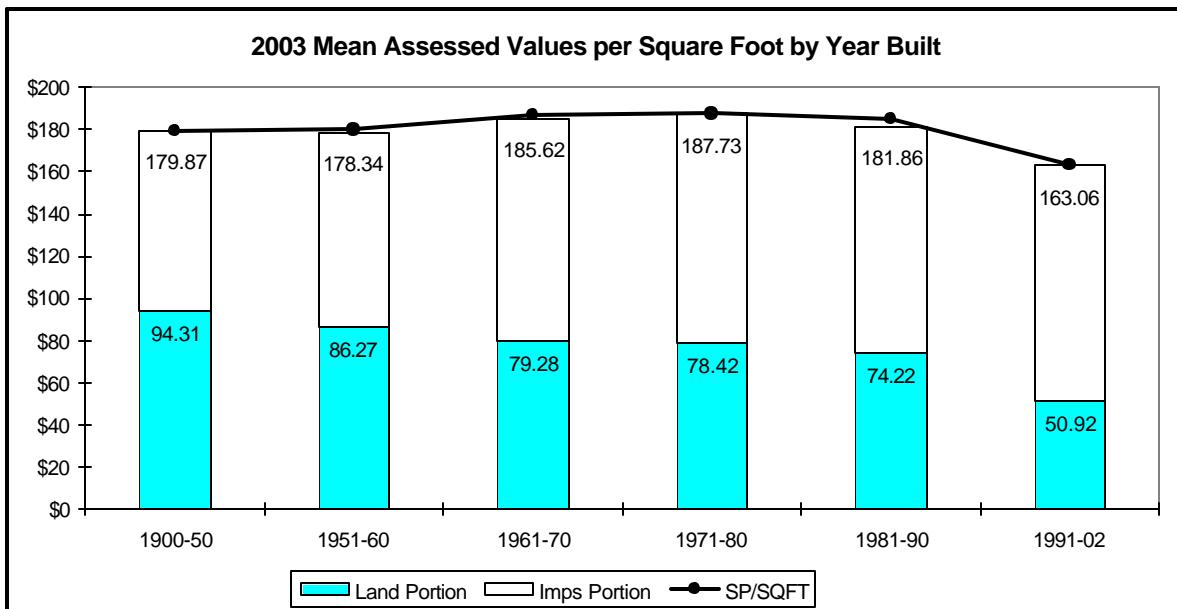
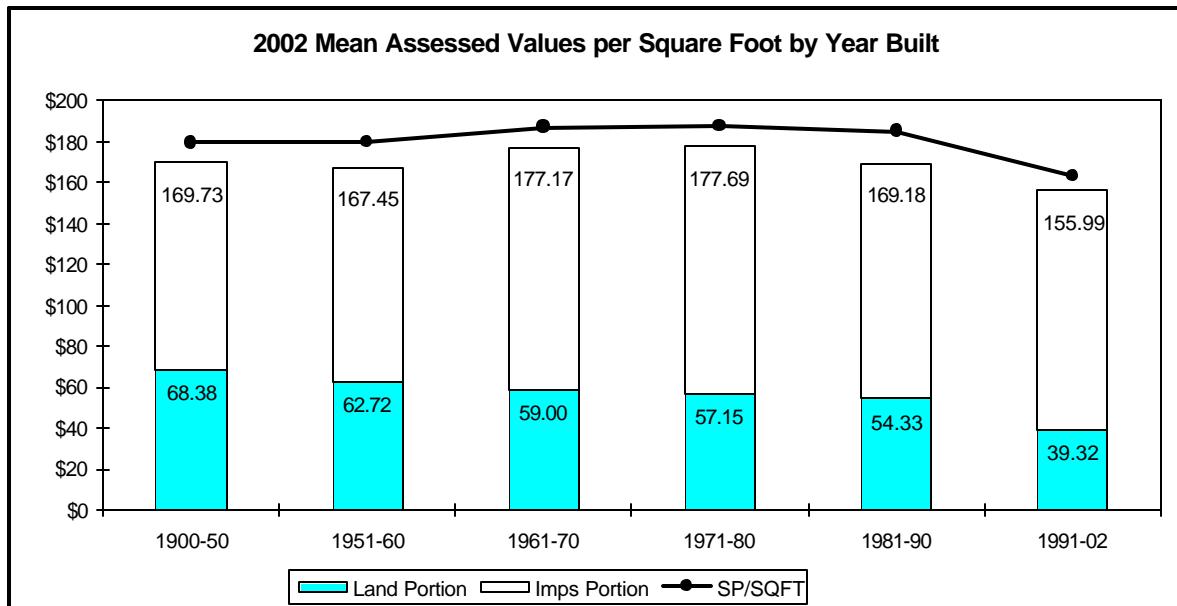
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	5	0.08%
5	7	1.21%	5	78	1.19%
6	76	13.13%	6	736	11.19%
7	317	54.75%	7	3867	58.80%
8	179	30.92%	8	1832	27.86%
9	0	0.00%	9	55	0.84%
10	0	0.00%	10	3	0.05%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
579			6576		



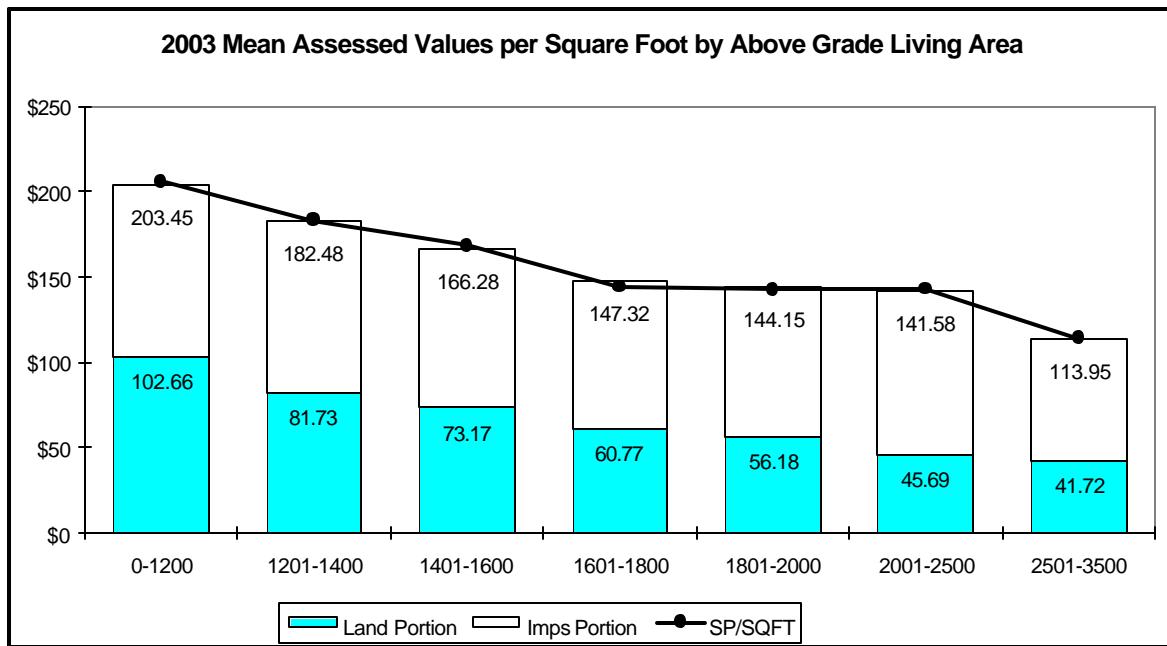
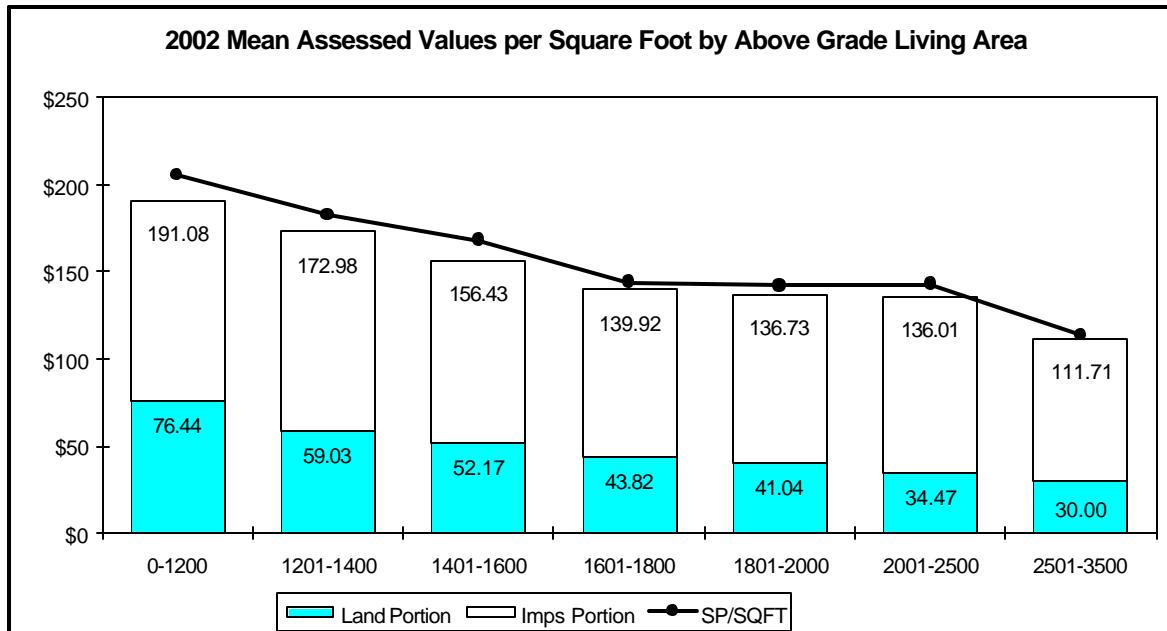
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## ***Comparison of 2002 and 2003 Per Square Foot Values by Year Built***



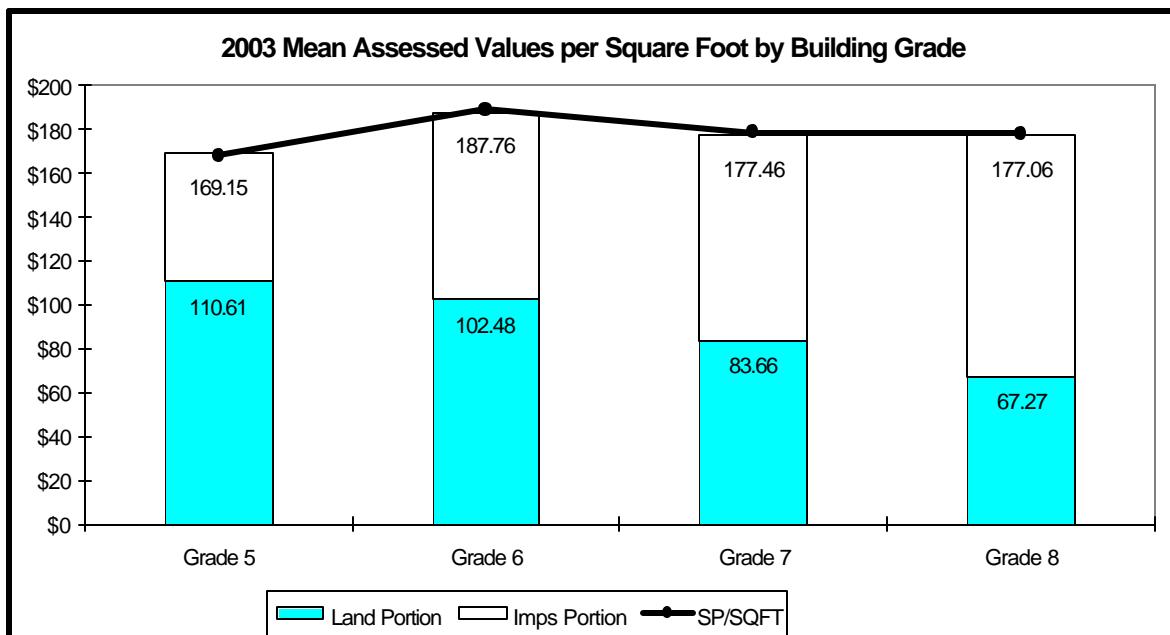
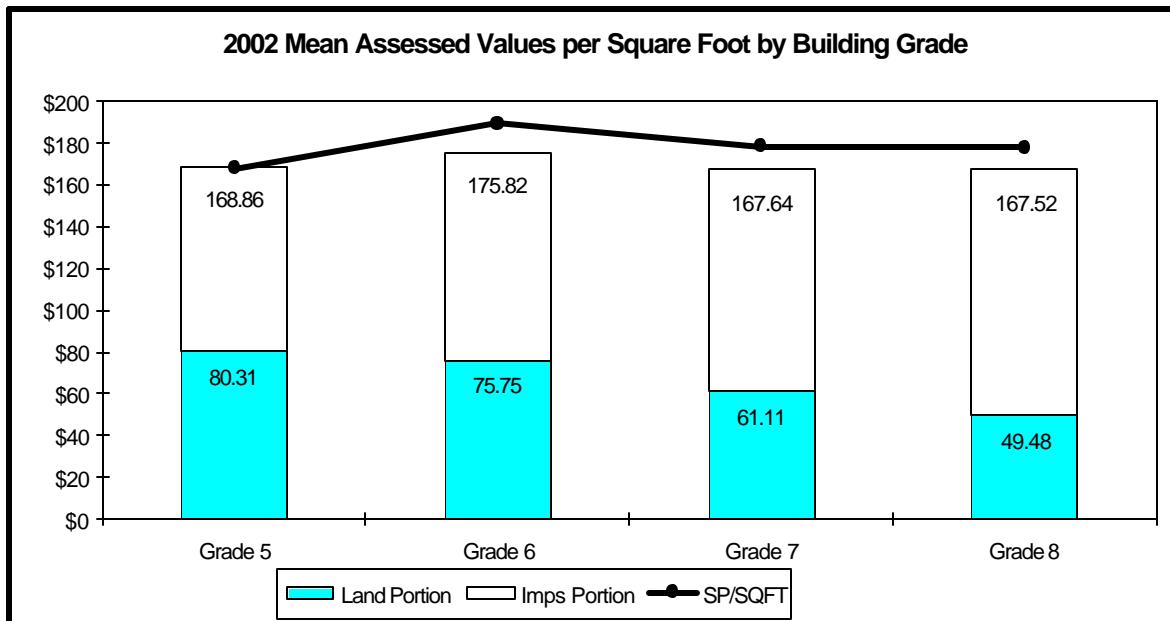
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area**



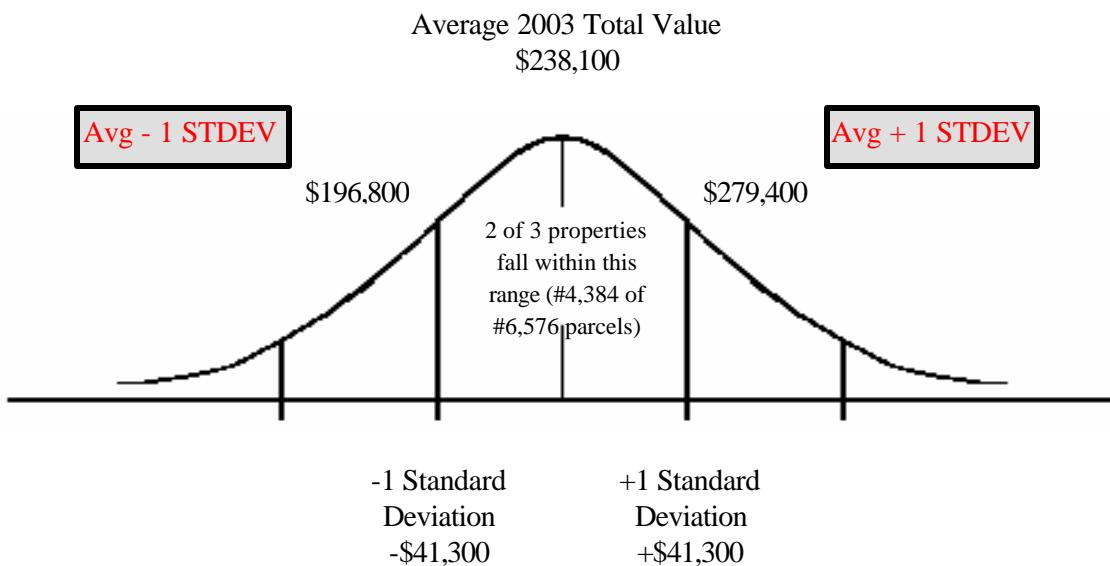
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## ***Comparison of 2002 and 2003 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2001 to 12/31/2002 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: Central Shoreline

### **Boundaries:**

Area 2's southernmost boundary is North 145<sup>th</sup> Street and stretches to the north boundary which is the King County line, North 205<sup>th</sup> Street. The eastern boundary is Interstate 5; westerly to 8<sup>th</sup> Avenue NW, Dayton Avenue North and Greenwood Avenue North.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 2 is located north of the Seattle City Limit boundaries and has annexed from Unincorporated King County to the City of Shoreline which now governs all zoning issues. This area consists of primarily platted parcels with a predominance of grade 6 through 8 improvements. The majority of the homes were built between 1940 and 1970 with an increase in the number of new improvements built in the late 1990's, resulting from segregations of the larger lots. Values range from \$116,000 to \$967,000. The total population count for this area is 6,834 parcels of which 6,576 are improved with single family residences; 97 are improved with mobile homes, accessories, multiple buildings, or single family residences with 2002 or 2003 improvement values less than \$10,000; and 161 are vacant.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 9.76% to 7.62%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2001 to 12/2002 were given primary consideration for valuing land. An adequate number of land sales from the area enabled the analysis team to determine benchmark land values for typical size lots. Land sales from adjoining areas were also looked at and confirmed the value conclusions.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or

seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 6,834 parcels in area 2, most of which are improved single family residences in plats. Vacant sales were analyzed and a land model developed. The land model was applied to all parcels with additional attention paid to large, potentially subdividable lots, which seemed to be a trend considering the number of segregations performed.

Attention was given to deviations from the typical building site, such as easements, topography and consideration of current use, zoning and highest and best use. Appraiser judgment was used in valuing properties impacted by such factors. An analysis of sales coded with other nuisances, the coding used to identify parcels adversely affected by commercial influence, indicated a minor negative adjustment of \$10,000. A very small percentage of the parcels were coded with views, primarily territorial and mountain. The few sales that had views were analyzed and no additional value was considered to have been contributed by the views.

Two potential neighborhoods were analyzed. The first one from higher end properties near the western part of Subarea 1 showed no significant market contribution. Neighborhood 2 located in lower ground in the northeastern part of Subarea 2 and affected by traffic noise from I-5 showed a minor negative market contribution and it was adjusted downward by \$5,000 from the benchmark values. One small lake is located in Subarea 2, Echo Lake with only 14 properties having frontage. As there were no current sales, appraiser judgment was used to value the land and ensure consistency with upland values.

A list of vacant sales used and those considered not reflective of market is included in the following sections.

## ***Land Value Model Calibration***

### **AREA 2**

BASE LAND	PARCEL SIZE (sq ft)	VALUE
Standard Lots	<3000	\$1,000
	3000-4999	\$90,000
	5000-5999	\$95,000
	6000-6999	\$100,000
	7000-7999	\$105,000
	8000-9999	\$110,000
	10000-14999	\$120,000
	15000-19999	\$165,000
	20000-29999	\$180,000
	30000-46000	\$200,000
	> 46000	\$220,000

### **AREA 2 ADJUSTMENTS**

#### **Traffic Noise**

Moderate - \$7,000  
High - \$14,000  
Extreme - \$36,000

#### **Neighborhood**

2 - \$5,000

#### **Commercial Influence**

- \$10,000

**Vacant Sales Used In This Physical Inspection Analysis**  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	222890	0125	7/27/2001	112700	5,015	N	N
1	222890	0127	7/27/2001	112700	8,406	N	N
1	222890	0193	7/24/2001	255000	7,868	N	N
1	222890	0194	7/24/2001	255000	5,004	N	N
1	222890	0195	7/24/2001	255000	5,402	N	N
1	264430	0046	12/26/2001	250000	6,262	N	N
1	264430	0051	2/22/2002	250000	7,990	N	N
1	728390	0021	11/28/2001	183334	7,300	N	N
1	728390	0023	11/28/2001	91666	8,300	N	N
1	728390	0025	11/28/2001	183334	7,200	N	N
2	107510	0081	8/27/2002	125000	7,307	N	N
4	072604	9283	8/20/2001	90000	5,475	N	N
4	329370	0150	6/26/2002	195000	29,200	N	N
4	329370	0150	6/26/2002	390000	29,200	N	N
4	329370	0180	5/15/2002	121500	7,370	N	N
6	914110	0103	4/27/2001	105000	7,664	N	N
8	546870	0176	4/23/2002	62000	8,655	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	153810	0035	12/20/2001	18500	BANKRUPTCY - RECEIVER OR TRUSTEE
4	728770	0040	12/26/2001	50000	NON-REPRESENTATIVE SALE;
4	728770	0044	2/22/2002	12419	RELATED PARTY, FRIEND, OR NEIGHBOR

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2001 to 12/2002 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative model was chosen, entirely characteristics based and including three plat variables. Depreciation was accounted for with the inclusion of an age variable. One location variable, parcels in Subarea 1, was included. The remaining significant variables include base land value, total living area, unfinished basement area, covered parking area, 1.5 story improvements, 2 story improvements, improvements with brick/stone construction greater than 69%, fair, good, and very good condition, grades 5, 6, 8 improvements. Plat analysis indicated the inclusion of the plats Lago Vista, Maywood Acre Tracts, and Ashwood Gardens into the model.

There were not enough sales of grade 9 improvements, therefore sales of grade 9 homes from Area 3, a similar area adjacent to Area 2 to the east, were included in a separate analysis. It was found that application of  $Rcnld \times 1.94$  to grade 9 properties, primarily in Subarea 1, as long as the lot was fairly standard size gave total values representative of the market. In other subareas there were fewer grade 9's and different methods were used that gave increases close to the overall for the area. There are very few parcels in the area less than grade 5 or higher than grade 9 and those were valued primarily on a cost basis.

There were only 2 market sales of properties with mobile homes out of a total of 24 in the population. They were valued using the Boeckh Manufactured Housing Cost Guide. The resulting average total increase was 19% most of which was attributed to the land as mobile homes carry a much smaller percentage of the total value than the land.

The improved parcel total value models are included later in this report.

## **Improved Parcel Total Value Model Calibration**

### **ESTIMATED MARKET VALUE EQUATION MULTIPLICATIVE MODEL AREA 2**

$$R^2 = .858$$

#### **BASE EMV MODEL**

##### **VARIABLES**

TOTSQFTLIV

UNFINBSMT

IMP AGE

COVERED PARKING

GRADE

CONDITION = 2

CONDITION = 4

CONDITION = 5

PLAT 1

PLAT 2

PLAT 3

##### **DEFINITIONS**

Above ground living area and Finished Bsmt Area

Total Basement Area minus Finished Bsmt Area minus Bsmt Garage Area

# of years between 2004 and year built or year renovated

Att Garage + Bsmt Garage + Det Garage + Carport Area

Building grade (construction quality)

Fair condition

Good condition

Very Good condition

Major = 397170 (Lago Vista)

Major = 525330 (Maywood Acre Tracts)

Major = 029363 (Ashwood Gardens)

##### **FORMULA**

CONSTANT 4.061265

+ YEAR 2003 BASE LAND VALUE \* 0.1954943

- IMP AGE \* 0.09445617

- IF GRADE = 5, then 1 \* 0.05236522

- IF GRADE = 6, then 1 \* 0.02274431

+ IF GRADE = 8, then 1 \* 0.02641471

+ TOTSQFTLIVAREA \* 0.266826

- IF CONDITION = 2, then 1 \* 0.1204175

+ IF CONDITION = 4, then 1 \* 0.02677219

+ IF CONDITION = 5, then 1 \* 0.04412383

+ IF IN SUBAREA 1, then 1 \* 0.0271172

+ UNFINBSMT \* 0.02352457

+ IF STORIES = 1.5, then 1 \* 0.01005482

+ IF STORIES = 2, then	1 *	0.01722608
+ IF BRICK/STONE > 69%, then	1 *	0.0294832
+ COVERED PARKING AREA	*	.01099665
- IF IN PLAT 1, then	1 *	0.02180575
+ IF IN PLAT 2, then	1 *	0.01939855
- IF IN PLAT 3, then	1 *	0.05276201
<b>THEN</b>		= EXP(Sum of Above)*1000 = EMV
<b>THEN, Truncate to nearest 1000</b>		= TRUNC(EMV,3)

EMV = TOTAL VALUE  
 LAND VALUE = BASE LAND VALUE  
 IMPROVEMENT VALUE = EMV - BASE LAND VALUE

#### **SUPPLEMENTAL MODEL,**

Coeur de Lane Plat in Subarea 1, Major 166100 = EMV \* .94

**EXCEPTION PARCELS,** EMV = 0 if

Building Grade < 5 or > 8  
 Number of Improvements > 1  
 Condition = 1 (poor)  
 % Complete < 95  
 Obsolescence > 9  
 Total EMV < Base Land Value  
 Lot size < 1000

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	222890	0251	8/24/2001	135000	520	0	5	1934	3	3190	N	N	536 N 195TH ST
1	728390	0032	6/20/2001	149990	840	0	5	1921	3	8913	N	N	711 N 188TH ST
1	728710	0016	3/20/2002	193000	1640	0	5	1927	3	5330	N	N	18531 FREMONT AV N
1	222890	0254	6/26/2002	184950	840	0	6	1990	3	5280	N	N	536 N 195TH ST
1	530610	0060	3/25/2002	204000	920	0	6	1953	4	10336	N	N	908 N 200TH ST
1	264430	0091	4/25/2002	211950	1070	0	6	1953	4	6000	N	N	528 N 200TH ST
1	728390	0010	6/17/2002	202800	1080	0	6	1916	4	7000	N	N	18510 FREMONT AV N
1	264490	0180	4/12/2001	207950	1100	0	6	1967	4	9750	N	N	139 N 203RD ST
1	012603	9090	5/8/2001	207000	1550	0	6	1948	5	8777	N	N	19836 8TH AV NW
1	289010	0065	7/17/2002	249950	840	820	7	1954	3	10737	N	N	19544 1ST AV NW
1	289010	0010	10/16/2001	200000	870	0	7	1954	3	6200	N	N	19551 1ST AV NW
1	799230	0005	12/5/2001	175000	890	0	7	1953	3	8323	N	N	204 NW 195TH ST
1	728430	0020	2/27/2001	219950	940	540	7	1955	3	10708	N	N	916 N 188TH ST
1	728390	0080	11/12/2001	248839	990	260	7	1951	3	10142	N	N	715 N 190TH ST
1	728710	0070	3/2/2001	230000	1020	710	7	1967	3	8564	N	N	531 N 190TH ST
1	289010	0045	6/20/2002	203000	1030	0	7	1954	3	6200	N	N	19509 1ST AV NW
1	925090	0006	12/13/2002	227850	1040	0	7	1948	4	7347	N	N	19919 DAYTON AV N
1	925090	0006	8/10/2002	240000	1040	0	7	1948	4	7347	N	N	19919 DAYTON AV N
1	530610	0135	9/20/2001	269000	1090	640	7	1997	3	5481	N	N	743 N N 201ST ST
1	572150	0055	1/29/2002	195000	1130	0	7	1954	2	10181	N	N	355 NW 189TH ST
1	116310	0030	2/12/2002	268000	1140	1050	7	1955	3	9000	N	N	119 NW 189TH ST
1	222890	0060	1/14/2002	212500	1140	0	7	1927	3	8160	N	N	924 N 195TH ST
1	530610	0240	7/19/2001	226500	1140	0	7	1953	3	10200	N	N	20118 FREMONT AV N
1	925090	0067	6/10/2002	186500	1150	0	7	1946	3	12212	N	N	19920 DAYTON AV N
1	279750	0005	7/18/2001	230950	1170	520	7	1955	3	7350	N	N	109 NW 195TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	116310	0045	8/1/2001	245000	1220	690	7	1955	3	8640	N	N	102 NW 188TH ST
1	222890	0198	12/9/2002	239000	1220	590	7	1959	3	7245	N	N	19556 FREMONT AV N
1	289010	0030	4/25/2002	224950	1220	0	7	1954	3	6200	N	N	19527 1ST AV NW
1	750750	0021	1/18/2002	189000	1220	0	7	1955	3	7500	N	N	19321 GREENWOOD AV N
1	264430	0090	6/20/2002	279950	1240	0	7	1945	4	7134	N	N	20003 FREMONT AV N
1	728390	0081	9/16/2002	192500	1240	0	7	1925	3	7030	N	N	705 N 190TH ST
1	052070	0010	5/13/2002	260000	1250	630	7	1959	3	9450	N	N	230 NW 201ST ST
1	530610	0105	3/20/2001	220000	1260	0	7	1974	3	10200	N	N	20010 FREMONT AV N
1	925090	0007	10/29/2002	230000	1260	0	7	1965	3	10685	N	N	19911 DAYTON AV N
1	728390	0223	7/25/2001	216000	1270	0	7	1925	3	7431	N	N	728 N 190TH ST
1	222890	0230	4/11/2002	210000	1280	0	7	1970	3	7020	N	N	19526 EVANSTON AV N
1	052050	0125	8/28/2001	229000	1290	0	7	1956	3	7700	N	N	341 NW 202ND ST
1	062604	9058	9/20/2001	253000	1300	1270	7	1959	3	17234	N	N	20038 GREENWOOD AV N
1	052050	0120	12/5/2002	237500	1310	0	7	1955	3	7700	N	N	353 NW 202ND ST
1	264490	0022	12/14/2001	240000	1320	470	7	1962	3	8096	N	N	619 N 204TH ST
1	859890	0152	11/24/2002	255000	1320	960	7	1980	3	6720	N	N	205 NW 203RD ST
1	052070	0060	7/10/2002	302000	1350	290	7	1960	4	9372	N	N	118 N 201ST ST
1	728390	0160	11/29/2001	157000	1350	0	7	1952	2	9000	N	N	731 N 195TH ST
1	012603	9323	12/5/2001	259000	1360	700	7	1954	4	10911	N	N	520 NW 203RD ST
1	052070	0185	9/12/2001	285950	1370	620	7	1960	3	11550	N	N	20024 PALATINE AV N
1	289010	0040	10/8/2002	229950	1370	0	7	1954	3	6200	N	N	19515 1ST AV NW
1	012603	9423	6/11/2001	205000	1380	0	7	1940	3	7210	N	N	19107 3RD AV NW
1	062604	9153	9/23/2002	255000	1390	600	7	1972	3	7225	N	N	20016 GREENWOOD AV N
1	264550	0088	1/22/2002	200000	1390	0	7	1945	3	11920	N	N	412 N 200TH ST
1	222890	0121	4/11/2002	280000	1440	0	7	1959	4	7200	N	N	19703 LINDEN AV N
1	572150	0090	12/20/2001	221500	1440	0	7	1954	3	6649	N	N	309 NW 189TH ST
1	052050	0110	9/24/2001	212000	1450	0	7	1955	3	8132	N	N	356 NW 202ND ST
1	289010	0015	5/4/2002	204000	1450	0	7	1954	3	6200	N	N	19545 1ST AV NW
1	799230	0080	11/19/2002	254900	1460	0	7	1954	3	10001	N	N	19552 2ND AV NW
1	925090	0015	5/8/2001	259950	1460	570	7	1973	3	8295	N	N	19840 PHINNEY AV N

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	925090	0041	3/27/2001	220000	1460	500	7	1975	3	7453	N	N	629 N 198TH PL
1	062604	9056	2/26/2002	239000	1470	0	7	1959	3	17229	N	N	20120 GREENWOOD AV N
1	750750	0100	4/23/2001	225000	1480	0	7	1965	4	7247	N	N	19306 3RD AV NW
1	750750	0082	6/15/2001	298000	1520	1000	7	1960	4	10960	N	N	19341 2ND AV NW
1	052070	0190	5/14/2002	255000	1530	0	7	1961	3	10366	N	N	203 NW 201ST ST
1	264490	0106	12/3/2002	330000	1540	940	7	1979	4	15903	N	N	20218 GREENWOOD AV N
1	052050	0055	8/21/2002	261500	1560	0	7	1957	3	7597	N	N	327 NW 203RD ST
1	311290	0150	8/24/2002	260000	1560	0	7	1955	3	9000	N	N	243 NW 198TH ST
1	012603	9354	9/9/2002	254950	1570	0	7	1957	3	7200	N	N	20311 5TH AV NW
1	289010	0005	4/8/2002	259995	1600	0	7	1954	4	6390	N	N	19557 1ST AV NW
1	728390	0250	6/22/2001	280000	1600	0	7	1988	3	14400	N	N	18827 FIRLANDS WY N
1	925090	0040	5/17/2002	258500	1690	0	7	1975	3	7202	N	N	632 N 198TH PL
1	338090	0075	6/25/2001	215000	1720	0	7	1954	4	9086	N	N	220 NW 191ST ST
1	012603	9109	12/23/2002	278000	1760	0	7	1992	3	5958	N	N	19129 3RD AV NW
1	338090	0130	9/7/2001	247950	1770	0	7	1954	3	9712	N	N	19128 2ND AV NW
1	728390	0052	2/20/2002	299950	1880	490	7	1950	3	11200	N	N	18826 FREMONT AV N
1	052050	0030	6/20/2001	235000	1900	0	7	1956	3	7854	N	N	404 NW 203RD ST
1	052050	0100	11/27/2002	240000	1970	0	7	1955	4	7597	N	N	342 NW 202ND ST
1	572150	0065	4/2/2001	269900	2020	0	7	1954	4	9394	N	N	345 NW 189TH ST
1	728710	0029	10/16/2001	318000	2110	0	7	1998	3	7266	N	N	634 N 185TH CT
1	925090	0129	11/19/2001	214950	2140	0	7	1958	3	7735	N	N	19804 FREMONT AV N
1	728710	0024	10/22/2002	310000	2260	0	7	2000	3	8382	N	N	641 N 185TH CT
1	021770	0290	8/30/2001	269000	1250	370	8	1959	3	11102	N	N	20301 N PARK AV N
1	166100	0040	7/20/2001	239950	1260	620	8	1972	3	7062	N	N	19909 2ND AV NW
1	166100	0070	1/15/2002	265000	1260	550	8	1972	3	9200	N	N	19901 2ND AV NW
1	330310	0100	2/13/2001	247000	1270	600	8	1965	3	7225	N	N	319 NW 199TH ST
1	379240	0140	5/4/2001	252500	1280	500	8	1967	3	7366	N	N	505 NW 201ST CT
1	166100	0080	3/5/2001	258700	1290	650	8	1973	3	9546	N	N	19910 2ND AV NW
1	021770	0021	12/20/2001	245000	1300	420	8	1959	3	11098	N	N	20361 N PARK AV N
1	500950	0090	12/4/2001	250000	1300	500	8	1965	3	7474	N	N	19807 GREENWOOD PL N

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**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	012603	9514	10/8/2002	276000	1320	890	8	1966	3	7475	N	N	306 NW 200TH ST
1	816510	0010	7/2/2002	300000	1340	1000	8	1959	3	10050	N	N	549 NW 205TH ST
1	728710	0111	5/11/2001	303000	1370	720	8	1970	4	11012	N	N	328 N 188TH ST
1	330320	0090	3/19/2001	329500	1400	650	8	1968	3	10326	N	N	321 NW 201ST PL
1	222890	0132	5/21/2001	315000	1420	630	8	1984	3	7201	N	N	824 N 196TH CT
1	012603	9531	6/15/2001	282500	1430	900	8	1967	3	7561	N	N	322 NW 200TH ST
1	925090	0120	11/21/2002	225000	1450	0	8	1951	3	8129	N	N	19828 FREMONT AV N
1	222890	0130	1/23/2001	320000	1480	620	8	1984	3	7220	N	N	816 N 196TH CT
1	330090	0030	8/15/2002	315000	1480	700	8	1977	4	8626	N	N	19616 4TH AV NW
1	021770	0400	1/15/2002	250000	1510	0	8	1959	3	9840	N	N	770 N 203RD ST
1	620270	0090	9/21/2002	309000	1510	610	8	1976	4	9409	N	N	19701 6TH PL NW
1	012603	9597	5/17/2002	318000	1520	840	8	1989	3	8720	N	N	20007 5TH AV NW
1	330320	0030	7/8/2002	327000	1540	930	8	1968	3	7208	N	N	343 NW 201ST PL
1	012603	9373	10/18/2002	260000	1570	0	8	1958	4	9672	N	N	525 NW 203RD ST
1	222890	0063	9/10/2002	310000	1570	1010	8	1990	3	9758	N	N	19519 WHITMAN AV N
1	330090	0110	7/17/2002	325000	1590	960	8	1977	3	7960	N	N	428 NW 196TH PL
1	728390	0115	7/25/2001	344000	1600	0	8	1999	3	7497	N	N	19048 FREMONT AV N
1	729270	0015	7/26/2002	282500	1660	0	8	1959	3	7186	N	N	234 NW 196TH PL
1	768140	0040	5/24/2001	277500	1700	590	8	1950	5	10813	N	N	315 NW 193RD CT
1	330090	0040	4/24/2002	307500	1720	900	8	1977	3	8365	N	N	19620 4TH AV NW
1	728390	0187	8/7/2002	308900	1810	0	8	1999	3	6219	N	N	815 N 193RD CT
1	012603	9582	2/19/2002	270000	1820	0	8	1975	3	7120	N	N	332 NW 200TH ST
1	737590	0010	3/19/2002	285000	1870	0	8	1959	4	7494	N	N	650 NW 195TH ST
1	021770	0320	9/13/2001	252225	1880	0	8	1960	3	9840	N	N	731 N 204TH ST
1	012603	9672	11/13/2001	318000	1920	520	8	2001	3	5160	N	N	19840 8TH AV NW
1	737590	0007	1/25/2002	332000	2080	0	8	2001	3	5726	N	N	644 NW 195TH ST
1	737590	0008	4/8/2002	334950	2080	0	8	2001	3	5040	N	N	636 NW 195TH ST
1	728710	0050	6/12/2002	260000	2140	0	8	1983	3	8224	N	N	511 N 188TH ST
1	728390	0025	5/21/2002	349950	2200	0	8	2002	3	7200	N	N	18528 FREMONT AV N
1	012603	9667	6/13/2001	334000	2230	0	8	2000	3	5072	N	N	653 NW 203RD ST

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**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	728390	0021	6/11/2002	349950	2240	0	8	2002	3	7300	N	N	18526 FREMONT AV N
1	728390	0023	5/30/2002	349950	2240	0	8	2002	3	8300	N	N	18524 FREMONT AV N
1	728410	0010	8/27/2001	314950	2260	0	8	1969	3	7221	N	N	19525 3RD AV NW
1	728390	0225	10/8/2002	354000	2340	0	8	1994	3	7600	N	N	724 N 194TH ST
1	925090	0133	8/12/2002	315000	2420	0	8	1999	3	8653	N	N	722 N 198TH ST
1	012603	9411	6/21/2002	327000	2490	0	8	1967	3	11745	N	N	332 NW 195TH ST
1	264430	0057	7/24/2001	330000	2710	0	8	1995	3	8111	N	N	20125 FREMONT AV N
1	728390	0549	6/25/2002	325000	2740	0	8	1989	3	10252	N	N	19316 FIRLANDS WY N
1	379240	0080	11/12/2001	442000	3360	0	8	1967	4	15072	Y	N	20116 8TH AV NW
2	222530	0502	10/3/2001	131200	860	0	5	1938	4	6369	N	N	18903 5TH AV NE
2	613530	0010	11/19/2001	170000	700	0	6	1953	3	8280	N	N	19531 7TH AV NE
2	446590	0040	8/1/2001	179950	780	0	6	1952	4	4533	N	N	18846 STONE AV N
2	937330	0015	9/14/2001	189950	780	0	6	1939	5	9300	N	N	19160 7TH AV NE
2	052604	9051	9/9/2002	225000	840	840	6	1954	4	7739	N	N	18560 5TH AV NE
2	397170	0826	11/14/2002	187900	840	0	6	1950	4	14292	N	N	736 NE 198TH ST
2	172450	0130	6/26/2001	166300	980	0	6	1942	3	7815	N	N	20019 WALLINGFORD AV N
2	397170	0835	8/27/2002	204200	1130	0	6	1950	4	14220	N	N	722 NE 198TH ST
2	107210	0030	7/30/2001	190000	1150	0	6	1952	4	8640	N	N	19220 BURKE AV N
2	280710	0115	3/14/2001	239950	1160	0	6	1950	5	9176	N	N	18555 DENSMORE AV N
2	397170	0755	4/9/2001	185000	1260	0	6	1930	4	9564	N	N	623 NE 200TH ST
2	280710	0220	5/17/2001	217950	1530	0	6	1924	4	8098	N	N	18551 ASHWORTH AV N
2	062604	9091	8/22/2001	168000	720	0	7	1951	3	11400	N	N	18529 ASHWORTH AV N
2	566610	0100	8/28/2001	169000	860	0	7	1950	3	8260	N	N	309 NE 194TH ST
2	618770	0235	7/3/2002	219950	900	0	7	1951	4	6515	N	N	20156 7TH AV NE
2	925090	0170	4/12/2001	226950	910	900	7	1954	5	6500	N	N	1310 N 195TH ST
2	397170	0780	10/22/2001	175000	940	0	7	1965	3	14280	N	N	815 NE 200TH ST
2	618770	0385	11/20/2002	192950	940	0	7	1950	3	8314	N	N	603 NE 204TH ST
2	618770	0470	11/30/2001	179000	940	0	7	1955	3	7140	N	N	20115 6TH PL NE
2	760970	0075	4/24/2001	195000	960	0	7	1958	3	8778	N	N	123 NE 193RD ST
2	760970	0085	12/11/2002	221671	960	0	7	1958	4	8778	N	N	111 NE 193RD ST

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**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	222530	0128	11/14/2002	201500	970	310	7	1949	3	9000	N	N	2128 N 185TH ST
2	107710	0030	6/25/2001	175000	980	0	7	1954	3	10775	N	N	1620 N 196TH PL
2	397170	0395	4/23/2001	174950	1020	0	7	1950	3	12180	N	N	808 NE 200TH ST
2	016250	0020	3/25/2001	185000	1040	0	7	1957	3	8475	N	N	19005 BAGLEY AV N
2	107510	0115	9/12/2002	225000	1070	0	7	1954	3	8887	N	N	19512 WALLINGFORD AV N
2	223050	0075	1/24/2001	175000	1070	0	7	1954	3	7000	N	N	19003 MERIDIAN AV N
2	618770	0170	5/24/2001	203000	1070	0	7	1951	4	7200	N	N	822 NE 201ST ST
2	397170	0325	9/19/2001	199900	1120	320	7	1952	4	12120	N	N	635 NE 201ST ST
2	937330	0082	9/26/2002	230000	1120	1010	7	1963	4	9375	N	N	19045 7TH AV NE
2	107610	0085	2/26/2001	187000	1140	0	7	1953	3	8040	N	N	2148 N 194TH ST
2	107210	0050	8/5/2002	190000	1150	0	7	1952	3	8640	N	N	19242 BURKE AV N
2	280710	0200	10/22/2002	222520	1150	0	7	1955	3	9176	N	N	18570 ASHWORTH AV N
2	613530	0030	6/26/2002	200000	1150	0	7	1950	4	8280	N	N	19515 7TH AV NE
2	397170	0385	4/25/2001	186000	1180	0	7	1947	3	14140	N	N	624 NE 200TH ST
2	222530	0438	6/18/2001	260000	1190	570	7	1998	3	5108	N	N	324 NE 185TH ST
2	223150	0040	5/25/2001	239500	1200	610	7	1954	4	7445	Y	N	1308 N 196TH ST
2	164350	0040	4/20/2001	195000	1210	0	7	1951	3	7145	N	N	18804 MIDVALE AV N
2	222350	0103	7/20/2001	229000	1220	620	7	1957	3	7666	N	N	1803 N 200TH ST
2	012710	0035	10/9/2002	199950	1240	280	7	1949	3	6500	N	N	1612 N 200TH ST
2	107510	0095	11/13/2001	196150	1240	0	7	1954	3	8884	N	N	19536 WALLINGFORD AV N
2	107710	0055	8/13/2001	190000	1250	0	7	1954	3	8360	N	N	19502 ASHWORTH AV N
2	618770	0005	5/18/2001	200950	1250	0	7	1954	4	8449	N	N	602 NE 204TH ST
2	107210	0070	3/28/2001	199950	1260	0	7	1952	4	8640	N	N	19272 BURKE AV N
2	222530	0447	10/9/2002	207000	1260	0	7	1950	4	7696	N	N	316 NE 185TH ST
2	222530	0205	9/12/2001	287500	1290	700	7	1994	3	6966	N	N	2323 N 190TH ST
2	618770	0340	7/10/2001	255000	1290	330	7	1989	3	7200	N	N	616 NE 201ST ST
2	566610	0080	3/18/2002	213000	1330	0	7	1954	3	7906	N	N	141 NE 194TH ST
2	107510	0035	6/28/2001	202000	1340	0	7	1953	3	9127	N	N	19252 WALLINGFORD AV N
2	566610	0050	2/26/2001	230000	1340	0	7	1954	4	7973	N	N	103 NE 194TH ST
2	618770	0200	12/31/2001	204000	1340	0	7	1950	4	7200	N	N	710 NE 201ST ST

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**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	222670	0035	1/23/2001	239950	1350	0	7	1955	4	9515	N	N	1639 N 199TH ST
2	397170	0895	6/25/2001	205000	1360	300	7	1964	4	12505	N	N	19845 6TH AV NE
2	618770	0035	4/22/2002	207000	1360	0	7	1952	3	8025	N	N	710 NE 204TH ST
2	280710	0045	7/30/2002	259950	1370	250	7	1949	4	12065	N	N	1720 N 185TH ST
2	873010	0025	10/28/2002	230000	1390	0	7	1955	4	8712	N	N	328 NE 192ND ST
2	618770	0430	2/22/2001	204950	1400	0	7	1950	3	7611	N	N	20133 7TH AV NE
2	107910	0085	3/12/2002	200000	1410	0	7	1954	3	9045	N	N	2151 N 192ND ST
2	107310	0020	4/23/2001	219950	1420	0	7	1953	3	8433	N	N	19520 BURKE AV N
2	107310	0100	1/2/2001	246300	1420	300	7	1953	4	7695	N	N	19503 BURKE AV N
2	223190	0080	5/16/2002	223500	1430	0	7	1963	3	8082	N	N	18904 CORLISS AV N
2	222990	0115	5/23/2001	226000	1450	0	7	1953	3	9425	N	N	1627 N 190TH ST
2	222990	0065	12/5/2001	208000	1460	0	7	1953	4	9100	N	N	1620 N 190TH ST
2	062604	9079	5/22/2001	269431	1470	700	7	1960	4	10500	N	N	20046 WALLINGFORD AV N
2	241990	0010	9/6/2001	215000	1470	0	7	1955	3	8367	N	N	1812 N 199TH ST
2	397170	0728	6/17/2002	293700	1470	560	7	1987	3	7220	N	N	19834 6TH AV NE
2	280710	0105	4/10/2002	244000	1480	0	7	1955	4	8060	N	N	18571 DENSMORE AV N
2	107610	0065	4/16/2001	218500	1490	0	7	1953	3	8107	N	N	2122 N 194TH ST
2	223050	0030	2/22/2001	205000	1490	0	7	1954	3	9058	N	N	1821 N 192ND ST
2	222630	0195	4/11/2001	214950	1500	0	7	1954	5	8100	N	N	2151 N 193RD ST
2	107310	0070	11/8/2002	309000	1510	1500	7	1953	5	8433	N	N	19539 BURKE AV N
2	107610	0040	7/11/2002	225590	1510	0	7	1953	4	8040	N	N	2149 N 194TH ST
2	107310	0050	12/12/2002	190000	1520	0	7	1953	3	7695	N	N	19548 BURKE AV N
2	107310	0080	11/14/2002	203000	1540	0	7	1955	4	8433	N	N	19527 BURKE AV N
2	222990	0040	7/1/2002	224950	1540	0	7	1953	3	7415	N	N	19022 ASHWORTH AV N
2	223180	0170	8/24/2001	249950	1540	920	7	1962	3	8040	N	N	2321 N 192ND ST
2	107510	0050	12/5/2002	259950	1570	0	7	1953	4	9136	N	N	19234 WALLINGFORD AV N
2	107510	0055	6/12/2002	239500	1570	0	7	1953	4	9139	N	N	19226 WALLINGFORD AV N
2	223050	0085	6/20/2001	199500	1580	0	7	1953	3	9058	N	N	1844 N 190TH ST
2	107910	0050	11/16/2001	219950	1590	0	7	1954	4	9248	N	N	19036 MERIDIAN AV N
2	613530	0021	6/13/2001	254950	1600	0	7	2001	3	10350	N	N	19516 5TH AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	397170	0900	11/25/2002	227000	1720	800	7	1984	3	5400	N	N	19846 5TH AV NE
2	397170	0757	4/11/2001	265000	1820	0	7	1994	3	10712	N	N	625 NE 200TH ST
2	397170	0757	7/24/2002	289500	1820	0	7	1994	3	10712	N	N	625 NE 200TH ST
2	618770	0345	10/24/2001	224950	1860	0	7	1952	5	8241	N	N	20116 6TH AV NE
2	280710	0250	8/13/2002	315000	2750	0	7	1998	3	8104	N	N	18542 STONE AV N
2	618770	0315	3/27/2001	259000	3260	0	7	1979	3	9234	N	N	20121 8TH AV NE
2	618770	0043	1/29/2002	242000	1040	640	8	1997	3	3818	N	N	728 NE 204TH ST
2	269730	0030	6/18/2002	250000	1100	430	8	1963	3	7500	N	N	2316 N 194TH ST
2	797050	0120	12/26/2001	239950	1140	500	8	1967	3	7128	N	N	19205 DENSMORE AV N
2	856328	0025	10/25/2001	239950	1180	540	8	1955	3	8520	N	N	18562 WALLINGFORD AV N
2	664800	0030	12/27/2001	249950	1220	280	8	1957	3	7151	N	N	20017 MERIDIAN PL N
2	680000	0030	11/6/2002	247000	1220	300	8	1975	3	7370	N	N	416 NE 190TH PL
2	269730	0200	1/17/2001	242000	1240	450	8	1963	3	7500	N	N	2303 N 194TH ST
2	141930	0020	4/9/2002	264000	1290	640	8	1990	3	7171	N	N	420 NE 189TH CT
2	397170	0903	7/9/2001	226750	1300	350	8	1977	3	7145	N	N	19839 6TH AV NE
2	397170	0880	2/26/2002	239000	1350	830	8	1961	3	7700	N	N	20041 6TH AV NE
2	776740	0020	4/4/2001	238000	1380	0	8	1980	3	8570	N	N	2350 N 190TH CT
2	777200	0190	5/31/2001	250000	1380	640	8	1962	3	7476	N	N	2103 N 187TH ST
2	398530	0005	3/9/2001	239000	1410	0	8	1957	3	10880	N	N	20402 5TH AV NE
2	777210	0060	5/13/2001	270000	1410	1050	8	1962	3	8460	N	N	2127 N 186TH ST
2	280710	0090	3/5/2001	229500	1610	0	8	1952	4	9176	N	N	18554 DENSMORE AV N
2	269730	0040	7/8/2002	285000	1930	0	8	1963	3	7500	N	N	2322 N 194TH ST
2	546545	0010	1/8/2001	300000	2180	0	8	2000	3	5438	N	N	2100 N 189TH ST
2	546545	0060	2/15/2001	305000	2280	0	8	2000	3	5578	N	N	2117 N 189TH ST
2	164350	0009	2/12/2001	285000	2680	0	8	2000	3	6126	N	N	1235 N 192ND ST
4	671310	0155	11/18/2001	172500	920	0	5	1948	4	8925	N	N	18005 FREMONT AV N
4	937230	0040	11/21/2002	167900	780	0	6	1949	3	6856	N	N	16739 WHITMAN AV N
4	937170	0038	9/23/2002	170100	880	0	6	1947	3	6636	N	N	16723 WHITMAN AV N
4	937230	0030	9/25/2001	169500	890	0	6	1947	4	6856	N	N	16732 LINDEN AV N
4	072604	9113	3/21/2002	216000	1050	370	6	1940	5	13662	N	N	750 N 165TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	139730	0005	9/10/2002	200500	1060	0	6	1953	3	6850	N	N	16710 DAYTON AV N
4	937170	0177	9/6/2002	209950	1210	0	6	1952	4	8187	N	N	16702 FREMONT AV N
4	937170	0140	10/2/2002	183500	1250	0	6	1953	3	8188	N	N	16731 N PARK AV
4	740030	0033	9/12/2002	228000	1320	0	6	1950	5	9152	N	N	17504 FREMONT AV N
4	662930	0070	12/2/2002	216250	960	0	7	1954	4	12272	N	N	602 N 165TH PL
4	740170	0020	4/19/2001	187950	980	0	7	1952	4	7922	N	N	522 N 172ND ST
4	432570	0025	3/28/2002	192500	1010	0	7	1953	3	8704	N	N	529 N 166TH ST
4	937170	0106	4/3/2002	205000	1010	0	7	1971	4	9594	N	N	805 N 170TH ST
4	351990	0085	3/20/2001	195000	1040	0	7	1953	4	7905	N	N	738 N 179TH ST
4	432570	0020	7/26/2002	195000	1050	0	7	1953	3	8576	N	N	523 N 166TH ST
4	671310	0047	8/6/2001	234950	1050	0	7	1954	4	6634	N	N	18108 DAYTON AV N
4	671370	0090	1/29/2002	204000	1050	0	7	1953	4	8400	N	N	18357 EVANSTON AV N
4	161730	0075	10/22/2001	247000	1110	650	7	1953	4	9425	N	N	539 N 170TH PL
4	072604	9069	6/19/2001	210500	1140	0	7	1969	4	9376	N	N	715 N 180TH ST
4	662930	0060	8/19/2002	204000	1200	0	7	1954	4	7977	N	N	608 N 165TH PL
4	740170	0015	8/9/2002	199950	1240	0	7	1952	4	7539	N	N	516 N 172ND ST
4	740170	0040	9/26/2002	205000	1240	0	7	1952	4	6650	N	N	17233 FREMONT AV N
4	619070	1363	10/28/2002	287000	1250	620	7	1963	4	7440	N	N	546 N 169TH ST
4	432570	0050	11/14/2001	237500	1270	0	7	1953	4	7650	N	N	561 N 166TH ST
4	671310	0048	11/21/2001	203000	1270	550	7	1957	4	7818	N	N	520 N 181ST ST
4	161730	0055	7/26/2001	190000	1290	0	7	1953	3	7500	N	N	17011 FREMONT AV N
4	161730	0065	10/15/2001	195000	1290	0	7	1953	3	9425	N	N	551 N 170TH PL
4	740030	0031	5/8/2001	217500	1350	0	7	1952	5	9000	N	N	17526 FREMONT AV N
4	740170	0055	7/11/2002	228000	1380	0	7	1953	3	8400	N	N	523 N 173RD ST
4	680110	0090	6/12/2001	229000	1390	0	7	1954	3	8257	N	N	505 N 185TH PL
4	728650	0047	11/8/2002	209000	1400	0	7	1969	3	8400	N	N	737 N 184TH ST
4	351990	0060	8/17/2001	175900	1430	0	7	1953	3	7126	N	N	17904 FREMONT AV N
4	680110	0075	9/25/2001	218500	1460	0	7	1957	4	11480	N	N	553 N 185TH PL
4	750820	0010	12/10/2001	230000	1460	0	7	1964	4	7036	N	N	504 N 179TH PL
4	351990	0050	4/9/2001	205000	1500	0	7	1953	4	6890	N	N	17803 LINDEN AV N

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**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	671370	0210	1/23/2001	195000	1500	0	7	1953	3	8954	N	N	18315 DAYTON PL N
4	161730	0085	11/19/2001	250000	1570	0	7	1953	4	9425	N	N	527 N 170TH PL
4	432570	0090	10/10/2002	219000	1580	0	7	1953	4	8316	N	N	542 N 166TH ST
4	680110	0050	7/6/2001	205000	1590	0	7	1954	3	13247	N	N	556 N 185TH PL
4	351990	0005	11/8/2002	268950	1730	0	7	1953	5	6939	N	N	17804 FREMONT AV N
4	671370	0055	11/9/2001	210950	1770	0	7	1953	4	14000	N	N	18318 EVANSTON AV N
4	351990	0035	6/5/2001	238000	2070	0	7	1953	4	8450	N	N	739 N 179TH ST
4	728770	0040	7/22/2002	349950	2380	0	7	2002	3	7201	N	N	748 N 182ND ST
4	728770	0042	8/5/2002	360000	2380	0	7	2002	3	7588	N	N	746 N 182ND ST
4	660200	0050	4/20/2001	282000	2420	0	7	1961	4	7807	N	N	600 N 179TH ST
4	671370	0265	11/12/2002	320000	1190	440	8	1986	3	17435	N	N	603 N 182ND ST
4	321130	0050	1/9/2001	265000	1240	1100	8	1963	4	7440	N	N	727 N 179TH PL
4	680110	0015	1/10/2002	239950	1250	340	8	1947	4	19664	N	N	514 N 185TH PL
4	619070	0212	5/14/2002	255000	1260	550	8	1955	3	14700	N	N	17521 FREMONT AV N
4	329380	0040	12/17/2001	230750	1310	670	8	1961	3	9000	N	N	665 N 165TH ST
4	619070	0091	5/8/2002	289950	1380	960	8	1982	3	7293	N	N	514 N 178TH CT
4	728650	0041	12/22/2001	255000	1430	750	8	1979	3	9500	N	N	743 N 184TH ST
4	329380	0170	10/31/2002	300000	1500	750	8	1962	4	9894	N	N	16316 FREMONT AV N
4	728770	0073	7/13/2001	329950	2210	0	8	2001	3	5084	N	N	731 N 182ND ST
4	728770	0045	9/24/2002	375000	2230	0	8	2002	3	7209	N	N	734 N 182ND ST
4	072604	9283	2/22/2002	305000	2240	0	8	2001	3	5475	N	N	741 N 180TH ST
4	728770	0075	8/24/2001	337000	2290	0	8	2001	3	5084	N	N	735 N 182ND ST
6	282710	0110	7/19/2002	122000	900	0	5	1948	2	5375	N	N	901 N 148TH ST
6	667190	0155	6/17/2002	190500	770	450	6	1951	4	11492	N	N	15304 INTERLAKE AV N
6	667190	0205	2/27/2001	160000	770	0	6	1951	3	6079	N	N	1417 N 155TH ST
6	777130	0140	8/16/2001	164000	820	0	6	1948	3	8100	N	N	2116 N 147TH ST
6	667190	0015	3/18/2002	172500	860	0	6	1948	4	6128	N	N	1317 N 155TH ST
6	556210	0255	4/26/2001	209950	870	800	6	1990	3	8100	N	N	15702 STONE AV N
6	667190	0110	1/23/2002	191950	940	0	6	1951	4	6000	N	N	15329 STONE AV N
6	288170	0040	11/25/2002	189950	990	0	6	1947	4	9948	N	N	2154 N 160TH ST

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**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	440270	0765	2/7/2002	209950	990	0	6	1954	3	7680	N	N	15515 DENSMORE AV N
6	440270	0110	3/18/2002	200000	1060	0	6	1984	3	7680	N	N	15738 DENSMORE AV N
6	667190	0195	12/13/2001	181500	1060	0	6	1951	4	6242	N	N	15344 INTERLAKE AV N
6	667190	0295	11/19/2002	210000	1100	0	6	1948	4	6564	N	N	15320 ASHWORTH PL N
6	943830	0080	10/17/2001	216000	1100	0	6	1953	3	8160	N	N	2133 N 158TH ST
6	132603	9040	10/30/2002	210000	1160	110	6	1949	4	7875	N	N	15733 GREENWOOD AV N
6	039610	0065	7/30/2001	175000	1170	0	6	1954	4	6199	N	N	16216 BAGLEY PL N
6	943830	0075	9/25/2001	205000	1210	0	6	1953	4	8160	N	N	2127 N 158TH ST
6	182604	9210	6/13/2002	200000	1660	0	6	1910	4	7475	N	N	2027 N 154TH PL
6	667250	0060	3/14/2002	240000	800	800	7	1955	5	8704	N	N	15228 ASHWORTH AV N
6	429230	0040	11/19/2002	184950	810	0	7	1949	5	8611	N	N	2355 N 147TH ST
6	267310	0044	9/26/2002	215000	840	0	7	1948	4	7564	N	N	14811 FREMONT AV N
6	440810	0060	3/12/2001	166500	840	0	7	1950	3	6120	N	N	151 NE 147TH ST
6	440810	0095	11/25/2002	183000	850	0	7	1950	3	6120	N	N	109 NE 147TH ST
6	440270	0593	4/25/2001	205000	860	580	7	1949	4	7808	N	N	1819 N 157TH ST
6	688590	0131	10/1/2002	203000	860	0	7	1946	4	8164	N	N	15526 MIDVALE AV N
6	914110	0245	8/31/2001	184000	870	0	7	1961	4	6550	N	N	15209 FREMONT AV N
6	288170	0474	4/27/2001	189950	880	0	7	1953	5	7200	N	N	2117 N 155TH ST
6	440270	0756	5/23/2002	194950	880	0	7	1951	3	7808	N	N	1522 N 155TH ST
6	440270	0800	9/19/2001	183500	880	0	7	1950	4	7936	N	N	15557 DENSMORE AV N
6	440810	0050	6/28/2001	210000	880	630	7	1951	3	6120	N	N	158 NE 147TH ST
6	943830	0060	10/4/2001	189950	890	0	7	1952	4	8160	N	N	2109 N 158TH ST
6	440270	0540	7/26/2002	205000	910	0	7	1951	4	7680	N	N	15514 WALLINGFORD AV N
6	765590	0215	6/14/2002	218000	930	0	7	1949	4	11840	N	N	14549 WALLINGFORD AV N
6	055810	0240	2/12/2001	174750	940	0	7	1946	4	7993	N	N	14508 STONE AV N
6	440270	0030	3/15/2002	212500	950	190	7	1952	4	7620	N	N	15726 ASHWORTH AV N
6	440270	0010	5/14/2001	236000	960	460	7	1953	4	7620	N	N	15750 ASHWORTH AV N
6	738150	0005	8/27/2002	214200	960	0	7	1954	4	6452	N	N	2156 N 146TH ST
6	546920	0040	9/14/2001	229000	1010	530	7	1965	3	10590	N	N	2322 N 158TH ST
6	026610	0010	2/16/2001	235000	1040	600	7	1951	5	8160	N	N	2311 N 148TH ST

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**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	288170	0366	1/17/2001	214500	1050	250	7	1951	3	11250	N	N	132 NE 145TH ST
6	777130	0046	7/10/2001	205000	1050	0	7	1953	4	6435	N	N	14803 CORLISS AV N
6	765590	0158	9/5/2002	286000	1070	780	7	1953	5	8325	N	N	14861 WALLINGFORD AV N
6	930430	0125	4/24/2001	200500	1070	0	7	1950	4	7200	N	N	322 N 149TH ST
6	055810	0165	6/17/2002	231000	1090	0	7	1963	4	8160	N	N	14804 INTERLAKE AV N
6	255050	0010	11/28/2001	219000	1090	600	7	1951	4	7200	N	N	2110 N 150TH ST
6	522030	0060	3/23/2001	196000	1090	0	7	1949	4	7500	N	N	14506 EVANSTON AV N
6	440270	0175	11/5/2002	209000	1100	0	7	1955	4	7680	N	N	15727 WALLINGFORD AV N
6	440270	0035	6/11/2001	208000	1110	0	7	1951	3	7620	N	N	15722 ASHWORTH AV N
6	182604	9275	12/21/2001	216500	1120	0	7	1954	4	8040	N	N	14900 EVANSTON AV N
6	288170	0038	7/30/2001	238250	1120	550	7	1960	4	9058	N	N	2119 N 161ST PL
6	556210	0250	5/10/2001	222500	1150	0	7	1949	4	8100	N	N	15708 STONE AV N
6	182604	9282	12/11/2001	275000	1160	1020	7	1954	4	8220	N	N	15268 DENSMORE AV N
6	951110	0095	9/9/2002	215000	1170	0	7	1952	3	6480	N	N	15004 DAYTON AV N
6	429230	0005	8/15/2002	208700	1200	0	7	1949	4	8100	N	N	2303 N 147TH ST
6	930430	0148	5/2/2001	178000	1210	390	7	1948	3	5929	N	N	14820 GREENWOOD AV N
6	914110	0025	12/16/2002	249000	1230	890	7	1941	5	9366	N	N	15254 GREENWOOD AV N
6	440810	0030	4/25/2002	207000	1240	0	7	1950	4	6120	N	N	134 NE 147TH ST
6	288170	0586	2/26/2002	240000	1260	1260	7	1965	4	8100	N	N	2356 N 149TH ST
6	688590	0255	7/2/2001	228500	1280	0	7	1940	3	11968	N	N	15512 STONE AV N
6	777130	0090	6/26/2001	252500	1280	0	7	1950	5	12237	N	N	2147 N 148TH ST
6	777130	0110	2/26/2002	245000	1290	0	7	1950	4	12237	N	N	2150 N 147TH ST
6	182604	9485	11/23/2001	269500	1300	600	7	1997	3	5337	N	N	15738 GREENWOOD AV N
6	667250	0020	4/10/2001	172000	1300	0	7	1955	3	8160	N	N	15259 DENSMORE AV N
6	288170	0077	9/24/2001	303000	1310	1170	7	1997	3	7200	N	N	15538 MERIDIAN AV N
6	738150	0035	1/10/2001	202950	1340	0	7	1954	3	10440	N	N	2139 N 146TH ST
6	943830	0005	7/12/2002	210500	1360	0	7	1951	3	8160	N	N	15802 MERIDIAN AV N
6	267310	0029	9/20/2001	214950	1370	0	7	1948	4	7564	N	N	14827 FREMONT AV N
6	777130	0010	1/10/2002	205000	1380	0	7	1949	4	8160	N	N	2106 N 148TH ST
6	288170	0051	5/24/2002	239500	1384	0	7	1952	4	9044	N	N	2103 N 160TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	440270	0315	7/16/2002	255000	1390	0	7	1953	4	7620	N	N	15742 BURKE AV N
6	777130	0160	5/1/2001	179500	1430	0	7	1950	4	8160	N	N	14534 MERIDIAN AV N
6	914110	0100	3/15/2002	247500	1430	0	7	1944	4	8401	N	N	15241 DAYTON AV N
6	055810	0025	4/26/2001	210900	1440	0	7	1952	4	8160	N	N	14835 ASHWORTH AV N
6	522030	0075	1/5/2001	223000	1440	220	7	1943	4	7500	N	N	14526 EVANSTON AV N
6	182604	9374	4/23/2001	229950	1450	0	7	1961	4	8568	N	N	14802 STONE AV N
6	556210	0190	3/17/2001	225000	1480	890	7	1990	3	8212	N	N	15723 STONE AV N
6	275600	0010	10/16/2002	215000	1490	0	7	1965	3	6901	N	N	14606 CORLISS AV N
6	684350	0050	5/14/2002	283645	1540	500	7	1962	4	9321	N	N	15411 BAGLEY PL N
6	931030	0275	9/4/2002	278000	1560	540	7	1947	5	11290	N	N	811 N 153RD PL
6	931030	0255	6/22/2001	223000	1710	510	7	1947	4	10781	N	N	15062 WESTMINSTER WY N
6	440270	0696	5/2/2002	269999	1800	0	7	1953	4	8296	N	N	15555 WALLINGFORD AV N
6	777130	0060	2/6/2001	190000	1800	0	7	1948	4	8160	N	N	14718 MERIDIAN AV N
6	556210	0290	8/6/2001	259500	1830	790	7	1920	4	8100	N	N	15721 INTERLAKE AV N
6	667190	0220	8/26/2002	246500	1840	0	7	1984	4	6666	N	N	15333 ASHWORTH PL N
6	440270	0111	10/19/2001	249000	2640	0	7	1942	4	7620	N	N	15742 DENSMORE AV N
6	765590	0211	1/26/2001	248000	1050	230	8	1953	4	11840	N	N	14537 WALLINGFORD AV N
6	517370	0010	6/19/2001	225000	1140	610	8	1961	4	7954	N	N	15024 WALLINGFORD AV N
6	182604	9343	5/4/2001	249950	1150	340	8	1963	3	9302	N	N	14833 INTERLAKE AV N
6	765590	0187	4/10/2002	282000	1150	570	8	1956	4	14040	N	N	14818 ASHWORTH AV N
6	275600	0050	3/14/2001	226000	1170	740	8	1961	4	9026	N	N	2314 N 145TH ST
6	329670	0005	10/8/2002	344000	1180	1160	8	1951	5	7140	N	N	15757 GREENWOOD AV N
6	542230	0090	5/13/2002	287000	1200	410	8	1960	4	7700	N	N	14532 ASHWORTH AV N
6	026610	0015	9/23/2002	225000	1220	400	8	1951	5	8160	N	N	2317 N 148TH ST
6	180390	0025	8/28/2002	246000	1250	930	8	1962	4	8160	N	N	2326 N 149TH ST
6	182604	9204	4/25/2001	270000	1270	630	8	1950	3	8123	N	N	14909 N PARK AV N
6	930430	0280	8/29/2001	231900	1270	0	8	1955	4	8561	N	N	14810 GREENWOOD AV N
6	943840	0030	4/20/2001	256000	1280	760	8	1961	4	8436	N	N	2158 N 158TH ST
6	269710	0080	4/16/2002	250000	1290	600	8	1962	3	7200	N	N	2145 N 159TH ST
6	182604	9253	3/13/2001	270000	1300	480	8	1951	4	10965	N	N	15025 WALLINGFORD AV N

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	182604	9253	2/13/2002	272000	1300	480	8	1951	4	10965	N	N	15025 WALLINGFORD AV N
6	667250	0005	7/25/2001	199000	1300	0	8	1955	3	6580	N	N	15279 DENSMORE AV N
6	667250	0015	9/25/2001	199950	1300	0	8	1955	4	7910	N	N	15265 DENSMORE AV N
6	660180	0050	5/20/2002	275000	1330	290	8	1964	4	7244	N	N	14516 DENSMORE AV N
6	667190	0133	7/5/2001	300000	1350	900	8	2000	3	5671	N	N	15315 STONE AV N
6	175570	0150	8/19/2002	277000	1420	920	8	1965	4	7560	N	N	2310 N 162ND ST
6	931030	0310	9/25/2001	312000	1430	240	8	1947	4	19087	N	N	814 N 150TH ST
6	021750	0150	5/6/2002	223000	1470	0	8	1958	3	8475	N	N	14547 BURKE AV N
6	914110	0103	9/19/2001	349950	1520	900	8	2001	3	7664	N	N	15239 DAYTON AV N
6	951110	0021	5/25/2001	339950	1550	990	8	2001	3	7350	N	N	15015 DAYTON AV N
6	021750	0155	7/9/2002	295000	1560	0	8	1958	5	8475	N	N	1817 N 147TH ST
6	182604	9426	3/1/2002	310000	1670	650	8	1968	4	12368	N	N	14849 FREMONT PL N
6	182604	9396	10/8/2001	279000	1740	770	8	1963	3	9586	N	N	15704 GREENWOOD AV N
6	269710	0030	4/6/2001	249500	1800	1130	8	1962	3	7200	N	N	2115 N 159TH ST
6	542230	0070	3/21/2002	279000	1840	0	8	1960	3	11411	N	N	1519 N 146TH ST
6	522030	0105	4/25/2001	315000	2020	600	8	1939	4	8304	N	N	517 N 148TH ST
6	914110	0246	4/25/2002	300000	2030	0	8	1998	3	5895	N	N	15207 FREMONT AV N
6	914110	0252	8/24/2001	285000	2125	0	8	1999	3	5239	N	N	15205 FREMONT AV N
6	288170	0360	6/14/2001	330000	2150	0	8	2000	3	9600	N	N	123 NE 146TH CT
6	288170	0360	7/23/2002	357000	2150	0	8	2000	3	9600	N	N	123 NE 146TH CT
6	931030	0257	4/27/2001	347500	2160	0	8	2001	3	7205	N	N	15060 WESTMINSTER WY N
6	175570	0180	7/8/2002	235000	2170	0	8	1965	3	10710	N	N	2334 N 162ND ST
6	931030	0203	4/25/2001	349950	2230	0	8	2001	3	6653	N	N	15317 LINDEN AV N
6	288170	0363	4/16/2001	339950	2250	0	8	2000	3	9681	N	N	125 NE 146TH CT
6	182604	9338	6/3/2002	315000	2260	0	8	1963	5	8100	N	N	15209 WALLINGFORD AV N
6	522030	0017	2/26/2002	399950	2260	0	8	2002	3	7513	N	N	14543 FREMONT AV N
6	931030	0187	4/8/2002	315000	2270	0	8	1999	3	9100	N	N	15417 LINDEN AV N
6	951110	0020	7/18/2001	319500	2300	0	8	1989	3	11048	N	N	15019 DAYTON AV N
6	182604	9011	5/16/2002	359950	2360	0	8	2002	3	6508	N	N	302 N 158TH PL
6	765590	0156	5/28/2002	310000	2390	0	8	1998	3	5992	N	N	1525 N 149TH CT

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**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	765590	0182	5/30/2002	390000	2440	640	8	1952	4	8153	N	N	14829 WALLINGFORD AV N
6	182604	9505	11/11/2002	373000	2470	0	8	2002	3	6739	N	N	328 N 158TH PL
6	765590	0150	10/16/2002	417500	2690	0	8	1995	3	16376	N	N	1510 N 149TH CT
8	370590	0240	9/11/2001	160200	1110	0	5	1920	2	9000	N	N	1622 N 180TH ST
8	572750	0561	7/17/2001	172000	620	0	6	1941	3	6186	N	N	16628 MERIDIAN AV N
8	039010	0005	2/22/2002	176000	700	0	6	1951	3	6248	N	N	17618 ASHWORTH AV N
8	613910	0041	12/30/2001	150000	740	0	6	1937	3	9501	N	N	18325 2ND AV NE
8	041410	0520	9/11/2002	200000	770	0	6	1949	5	6283	N	N	1219 N 161ST ST
8	041410	0535	12/14/2001	148950	770	0	6	1949	3	6798	N	N	1202 N 160TH ST
8	072604	9094	8/27/2001	169950	820	0	6	1952	3	6357	N	N	16729 ASHWORTH AV N
8	072604	9184	10/29/2001	165000	820	0	6	1952	3	6366	N	N	16723 ASHWORTH AV N
8	041410	0285	10/2/2002	181500	840	0	6	1949	4	6611	N	N	16337 INTERLAKE AV N
8	041410	0445	3/7/2001	163000	860	0	6	1949	3	7050	N	N	16136 MIDVALE AV N
8	072604	9122	3/8/2001	180000	860	0	6	1964	4	8301	N	N	17553 ASHWORTH AV N
8	336890	0113	12/21/2001	163000	870	0	6	1947	4	9210	N	N	2145 N 179TH ST
8	613910	0091	6/26/2002	184950	880	0	6	1954	4	7770	N	N	18017 2ND AV NE
8	572750	0530	8/22/2001	154800	940	0	6	1950	3	9000	N	N	2121 N 167TH ST
8	613910	0070	5/25/2001	155000	940	0	6	1937	3	10570	N	N	18044 1ST AV NE
8	613910	0127	5/2/2001	167850	940	0	6	1937	3	7201	N	N	18032 2ND AV NE
8	041410	0230	2/19/2002	207075	960	0	6	1949	3	6135	N	N	16033 INTERLAKE AV N
8	307350	0047	1/25/2002	195000	990	500	6	1955	4	6000	N	N	1611 N 175TH ST
8	370590	0256	4/18/2001	169950	990	0	6	1941	4	8327	N	N	1615 N 183RD ST
8	525330	0067	11/6/2001	210000	1030	0	6	1943	4	7276	N	N	1337 N 167TH ST
8	041410	0010	6/28/2001	182157	1060	0	6	1951	4	7428	N	N	1430 N 160TH ST
8	041410	0505	5/9/2001	179500	1060	0	6	1949	4	7159	N	N	1307 N 161ST ST
8	222470	0099	8/29/2002	179950	1060	0	6	1953	4	5645	N	N	18422 CORLISS AV N
8	566630	0045	9/25/2001	130500	1090	0	6	1955	2	7000	N	N	1217 N 173RD ST
8	041410	0430	5/17/2002	183600	1130	0	6	1949	3	7050	N	N	16154 MIDVALE AV N
8	370590	0055	3/15/2002	222000	1160	0	6	1921	4	6000	N	N	18336 ASHWORTH AV N
8	041410	0105	4/2/2001	164950	1170	0	6	1948	3	6244	N	N	16357 ASHWORTH AV N

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**Area 2**

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8	525330	0085	4/6/2001	225000	1170	0	6	1951	5	11225	N	N	16535 ASHWORTH AV N
8	525330	0406	6/28/2002	219000	1170	0	6	1981	3	6016	N	N	1650 N 167TH ST
8	041410	0280	8/28/2001	179000	1180	0	6	1949	3	7200	N	N	16321 INTERLAKE AV N
8	041410	0435	10/3/2002	203000	1200	0	6	1949	4	7050	N	N	16148 MIDVALE AV N
8	525330	0515	12/11/2002	207900	1220	100	6	1942	4	11645	N	N	1854 N 167TH ST
8	525330	0066	3/21/2001	198000	1300	0	6	1940	3	7200	N	N	1339 N 167TH ST
8	370590	0106	4/6/2001	199950	1450	0	6	1952	4	8096	N	N	1652 N 183RD ST
8	182604	9157	11/20/2002	210000	1460	0	6	1940	3	9240	N	N	16321 MERIDIAN AV N
8	041410	0620	4/24/2002	210000	1700	0	6	1949	3	12715	N	N	16179 MIDVALE AV N
8	041410	0180	7/2/2002	187000	890	0	7	1949	3	7500	N	N	16066 INTERLAKE AV N
8	740070	0075	8/1/2002	182900	910	0	7	1961	3	7140	N	N	17709 1ST AV NE
8	740070	0076	10/26/2001	169500	910	0	7	1961	3	7140	N	N	17701 1ST AV NE
8	307350	0075	7/25/2002	245000	960	830	7	1977	3	8917	N	N	17228 ASHWORTH AV N
8	525330	0166	5/17/2002	226000	1020	0	7	1967	3	8476	N	N	1639 N 167TH ST
8	041410	0355	9/13/2002	193000	1060	0	7	1951	4	8024	N	N	16107 STONE AV N
8	336890	0031	3/12/2002	240000	1060	770	7	1964	3	6214	N	N	2221 N 180TH ST
8	336890	0083	4/15/2002	259950	1060	1030	7	1962	5	4352	N	N	2350 N 178TH ST
8	613910	0125	4/27/2001	165000	1060	0	7	1948	3	11805	N	N	18033 3RD AV NE
8	041510	0166	9/4/2002	283000	1070	1000	7	1956	4	6354	N	N	1708 N 160TH ST
8	525330	0014	7/29/2002	229950	1070	700	7	1962	3	7112	N	N	16520 STONE AV N
8	525330	0019	9/21/2001	232500	1070	1040	7	1962	3	7318	N	N	16516 STONE AV N
8	727610	0268	3/15/2001	236000	1070	0	7	1936	4	8925	N	N	18023 ASHWORTH AV N
8	307350	0023	5/21/2001	192450	1090	0	7	1954	3	9609	N	N	17557 WALLINGFORD AV N
8	182604	9288	5/13/2002	235088	1100	1100	7	1954	3	8100	N	N	16352 ASHWORTH AV N
8	525330	0266	2/6/2001	240000	1100	230	7	1975	3	7276	N	N	1814 N 166TH ST
8	613910	0141	9/3/2002	226000	1100	800	7	1961	3	9450	N	N	18052 2ND AV NE
8	222470	0113	7/2/2002	235000	1110	0	7	1962	4	7200	N	N	18316 CORLISS AV N
8	566630	0010	7/19/2001	207000	1110	0	7	1955	3	7000	N	N	1259 N 173RD ST
8	566630	0030	5/21/2002	215000	1110	0	7	1955	3	7000	N	N	1235 N 173RD ST
8	566630	0075	7/18/2001	203500	1110	0	7	1955	3	7000	N	N	1222 N 172ND ST

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**Area 2**

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8	041410	0045	2/15/2001	226000	1120	1000	7	1956	3	7500	N	N	16053 ASHWORTH AV N
8	041510	0050	6/15/2001	236500	1120	300	7	1956	4	6000	N	N	16120 ASHWORTH AV N
8	041510	0050	6/17/2002	261650	1120	300	7	1956	4	6000	N	N	16120 ASHWORTH AV N
8	370590	0032	1/24/2001	194300	1140	0	7	1919	4	7265	N	N	1719 N 185TH ST
8	572750	0531	12/10/2002	228000	1150	580	7	1958	3	10800	N	N	2125 N 167TH ST
8	041510	0035	9/18/2001	240000	1160	1000	7	1955	4	6000	N	N	16102 ASHWORTH AV N
8	525330	0229	5/16/2001	237000	1160	400	7	1962	3	7141	N	N	1802 N 165TH ST
8	572750	0015	4/8/2002	265150	1160	1350	7	1983	3	7329	N	N	16717 CORLISS PL N
8	727610	0280	4/25/2001	233500	1160	180	7	1961	4	6000	N	N	1320 N 180TH ST
8	307350	0069	12/13/2001	189000	1180	0	7	1918	4	7234	N	N	17318 ASHWORTH AV N
8	370590	0048	11/7/2001	249950	1180	550	7	1969	3	6440	N	N	1637 N 185TH ST
8	740270	0020	4/2/2001	169000	1180	0	7	1954	3	7680	N	N	1337 N 176TH ST
8	072604	9175	12/1/2002	231400	1200	360	7	1950	4	9000	N	N	1300 N 167TH ST
8	525330	0106	9/4/2002	240000	1210	600	7	1951	3	7238	N	N	1332 N 165TH ST
8	525330	0365	7/10/2001	245000	1230	800	7	1954	4	10673	N	N	16702 ASHWORTH AV N
8	572750	0027	6/24/2002	249500	1230	800	7	1980	3	7239	N	N	16731 CORLISS PL N
8	740070	0054	6/28/2001	277500	1240	800	7	1989	3	7208	N	N	2323 N 178TH ST
8	727610	0281	11/1/2001	200000	1250	0	7	1955	3	6239	N	N	1326 N 180TH ST
8	307350	0125	1/18/2001	248500	1260	1240	7	1962	3	7200	N	N	17546 WALLINGFORD AV N
8	525580	0020	6/27/2001	250000	1260	520	7	1958	3	9457	N	N	16521 DENSMORE AV N
8	546870	0176	10/15/2002	299900	1270	640	7	2002	3	8655	N	N	2331 N 171ST ST
8	222470	0136	4/3/2002	241000	1300	0	7	1953	4	8400	N	N	18052 CORLISS AV N
8	307350	0077	12/12/2002	258000	1300	350	7	1960	4	10800	N	N	17114 ASHWORTH AV N
8	956110	0060	9/26/2001	320000	1300	920	7	1969	4	7200	N	N	1310 N 178TH ST
8	041510	0010	3/13/2001	252000	1320	700	7	1965	3	9702	N	N	16127 DENSMORE AV N
8	307350	0072	7/26/2002	220000	1330	0	7	1918	3	7200	Y	N	17308 ASHWORTH AV N
8	572750	0030	9/18/2001	220000	1330	0	7	1953	4	12048	N	N	16709 CORLISS PL N
8	041510	0080	6/18/2001	209500	1350	0	7	1954	3	6455	N	N	16000 ASHWORTH AV N
8	783000	0120	12/15/2002	198000	1380	0	7	1963	3	7650	N	N	16748 CORLISS AV N
8	525330	0476	6/27/2001	249950	1390	760	7	1969	3	9720	N	N	16720 WALLINGFORD AV N

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**Area 2**

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8	525330	0506	2/20/2002	239900	1390	0	7	1974	3	10860	N	N	1846 N 167TH ST
8	566630	0110	4/27/2001	230000	1410	0	7	1955	4	7000	N	N	1272 N 172ND ST
8	727610	0303	4/16/2002	219921	1460	0	7	1969	3	9054	N	N	1329 N 183RD ST
8	307350	0054	11/8/2001	210700	1470	0	7	1955	3	8850	N	N	17341 DENSMORE AV N
8	072604	9212	2/8/2001	249950	1480	730	7	1955	3	7943	N	N	17553 STONE AV N
8	525330	0008	3/22/2001	208950	1520	0	7	1951	3	7238	N	N	1320 N 165TH ST
8	613910	0086	12/5/2002	225000	1540	0	7	1950	4	9800	N	N	18024 1ST AV NE
8	613910	0156	4/19/2001	205000	1540	0	7	1956	4	10125	N	N	18319 3RD AV NE
8	370590	0110	6/12/2001	265000	1590	400	7	1921	4	7800	N	N	18322 WALLINGFORD AV N
8	222470	0024	12/13/2001	255000	1670	490	7	1973	3	7503	N	N	2226 N 184TH ST
8	566630	0140	9/18/2001	242000	1780	0	7	1955	4	7000	N	N	1235 N 172ND ST
8	370590	0083	6/12/2002	259000	1810	540	7	1954	3	7200	N	N	18316 ASHWORTH AV N
8	307350	0061	9/16/2002	271000	1850	0	7	1915	5	11700	N	N	17410 ASHWORTH AV N
8	182604	9469	7/18/2002	315000	1880	470	7	1985	3	8555	N	N	16320 BURKE AV N
8	740070	0056	11/12/2001	230000	1900	0	7	1984	3	7624	N	N	17721 SUNNYSIDE CT N
8	525330	0320	11/27/2002	259000	1950	0	7	1962	4	10219	N	N	1844 N 165TH ST
8	566630	0130	9/17/2001	264950	2070	0	7	1955	5	7000	N	N	1247 N 172ND ST
8	184350	0070	1/24/2001	275000	2160	0	7	1965	4	7415	N	N	2156 N 183RD PL
8	041410	0420	8/31/2001	288000	2250	0	7	1950	4	8012	N	N	16166 MIDVALE AV N
8	525660	0090	9/19/2002	272000	2340	0	7	1962	3	6328	N	N	16309 WALLINGFORD AV N
8	222470	0019	6/5/2001	319000	2410	0	7	1972	4	7599	N	N	2210 N 184TH ST
8	546760	0050	5/15/2001	230000	1000	530	8	1965	3	7277	N	N	17829 WAYNE AV N
8	278310	0270	3/21/2001	231000	1060	700	8	1962	3	8325	N	N	2163 N 176TH ST
8	546760	0070	8/24/2001	227500	1100	770	8	1965	3	9017	N	N	17841 WAYNE AV N
8	525650	0030	5/28/2002	275000	1120	520	8	1959	3	10358	N	N	16324 DENSMORE AV N
8	525330	0276	4/22/2002	279950	1180	720	8	1972	3	7215	N	N	1827 N 167TH ST
8	029363	0050	1/25/2001	231990	1190	650	8	2000	3	2230	N	N	1329 N 174TH PL
8	029363	0060	2/14/2001	231990	1190	650	8	2000	3	2230	N	N	1333 N 174TH PL
8	546750	0140	4/1/2002	285000	1190	400	8	1962	3	7200	N	N	1837 N 178TH ST
8	278310	0070	12/14/2001	270000	1200	360	8	1962	4	8115	N	N	17605 BAGLEY PLN

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	182604	9334	5/29/2002	276500	1210	690	8	1959	3	7200	N	N	16309 DENSMORE AV N
8	779650	0050	3/2/2001	270000	1260	940	8	1979	3	7015	N	N	16323 BURKE AV N
8	546580	0020	11/29/2001	256000	1270	650	8	1959	3	8303	N	N	16739 MERIDIAN AV N
8	546870	0215	12/19/2002	260000	1300	400	8	1958	3	8625	N	N	2117 N 171ST ST
8	200000	0020	2/12/2002	255000	1340	360	8	1958	3	8509	N	N	17710 DENSMORE AV N
8	072604	9003	7/8/2002	297500	1350	900	8	1979	3	10623	N	N	1333 N 180TH ST
8	366350	0030	11/20/2002	281690	1390	520	8	1961	3	7230	N	N	18033 BURKE AV N
8	029363	0010	5/5/2001	274990	1400	840	8	2000	3	3368	N	N	1336 N 174TH PL
8	029363	0010	2/1/2002	283000	1400	840	8	2000	3	3368	N	N	1336 N 174TH PL
8	546781	0080	6/21/2001	245000	1400	700	8	1965	3	7586	N	N	17823 BURKE PL N
8	366350	0010	7/26/2001	275000	1450	1030	8	1963	3	7083	N	N	18043 BURKE AV N
8	546770	0050	4/11/2002	285000	1450	490	8	1964	4	10182	N	N	18014 WAYNE AV N
8	222470	0111	8/2/2001	315000	1460	480	8	1964	4	10710	N	N	18330 SUNNYSIDE AV N
8	029363	0070	7/24/2001	290000	1470	920	8	2000	3	3145	N	N	1337 N 174TH PL
8	029363	0030	3/22/2001	276990	1490	800	8	2000	3	3489	N	N	1328 N 174TH PL
8	309560	0070	6/19/2002	278000	1510	810	8	1965	4	8610	N	N	18107 DENSMORE AV N
8	608410	0195	11/13/2002	315000	1540	1280	8	1978	3	26425	N	N	18330 3RD AV NE
8	546781	0010	12/23/2002	281000	1560	650	8	1966	3	7200	N	N	17826 WALLINGFORD AV N
8	029363	0020	3/14/2001	278990	1580	820	8	2000	3	3355	N	N	1332 N 174TH PL
8	370590	0113	1/14/2002	275000	1590	0	8	1986	3	12826	N	N	18327 WALLINGFORD AV N
8	366350	0080	9/26/2001	279500	1600	0	8	1965	3	8344	N	N	18044 BURKE AV N
8	608410	0205	4/30/2001	246000	1780	0	8	1994	3	7210	N	N	18342 3RD AV NE
8	182604	9474	5/17/2002	289950	1800	0	8	1988	3	7254	N	N	2002 N 164TH PL
8	222470	0110	9/26/2001	249950	1840	0	8	1959	4	10710	N	N	18324 SUNNYSIDE AV N
8	546580	0030	3/13/2001	259000	1850	370	8	1959	3	8299	N	N	16727 MERIDIAN AV N
8	230320	0080	10/19/2001	286000	1890	0	8	2001	3	3261	N	N	1314 N 182ND PL
8	230320	0010	12/3/2001	297950	1900	0	8	2000	3	4212	N	N	1301 N 182ND PL
8	230320	0040	8/23/2001	301500	1910	0	8	2001	3	3663	N	N	1315 N 182ND PL
8	546770	0040	11/20/2001	245000	1980	0	8	1964	3	7376	N	N	18018 WAYNE AV N
8	546870	0105	2/20/2002	235950	2000	0	8	1959	4	8400	N	N	2117 N 172ND ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	546870	0205	6/5/2001	225000	2000	0	8	1958	3	10725	N	N	2133 N 171ST ST
8	546900	0040	4/16/2001	246000	2030	0	8	1960	3	11294	N	N	16006 BURKE AV N
8	727610	0305	6/14/2001	311000	2030	0	8	2001	3	5954	N	N	18202 STONE AV N
8	230320	0110	4/23/2001	302990	2040	0	8	2000	3	4055	N	N	1302 N 182ND PL
8	230320	0090	4/12/2001	306955	2060	0	8	2001	3	3858	N	N	1310 N 182ND PL
8	230320	0060	4/6/2001	307504	2090	0	8	2001	3	4452	N	N	1321 N 182ND PL
8	230320	0070	3/14/2001	304205	2090	0	8	2001	3	4316	N	N	1318 N 182ND PL
8	230320	0070	2/6/2001	307304	2090	0	8	2001	3	4316	N	N	1318 N 182ND PL
8	230320	0030	5/24/2001	304994	2110	0	8	2001	3	3906	N	N	1309 N 182ND PL
8	230320	0100	4/23/2001	316267	2150	0	8	2001	3	4225	N	N	1306 N 182ND PL
8	546870	0196	7/6/2001	305000	2160	0	8	2000	3	5600	N	N	2301 N 171ST ST
8	230320	0050	5/9/2001	309309	2170	0	8	2001	3	5200	N	N	1317 N 182ND PL
8	727610	0300	7/24/2001	318000	2180	0	8	2001	3	3712	N	N	18206 STONE AV N
8	546580	0070	5/20/2001	299950	2530	570	8	1959	3	8310	N	N	16751 BURKE AV N
8	370590	0098	3/1/2001	250000	2560	0	8	1954	3	8550	N	N	1630 N 183RD ST

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	012603	9063	1/22/2001	300000	Multiple Sites
1	012603	9130	6/25/2001	300000	Estate Administrator, Guardian, Or Executor
1	012603	9222	1/11/2002	305000	Multiple Sites
1	012603	9252	7/6/2001	325000	Diagnostic Outlier
1	012603	9580	7/18/2002	348000	No Market Exposure
1	021770	0010	5/8/2001	225000	Bankruptcy - Receiver Or Trustee
1	021770	0010	2/7/2002	229500	Exempt From Excise Tax
1	021770	0270	5/11/2001	240000	No Market Exposure
1	052050	0110	9/24/2001	212,000	Estate Administrator, Guardian, Or Executor
1	222790	0064	9/5/2001	375000	1 Of 3 Grade 9 Improvements
1	222890	0120	7/26/2001	229600	Related Party, Friend, Or Neighbor
1	222890	0170	1/23/2001	163000	Poor Condition Improvement
1	222890	0230	6/25/2002	80000	Quit Claim Deed
1	222890	0240	3/23/2001	171000	Related Party, Friend, Or Neighbor
1	222890	0251	8/24/2001	135,000	Estate Administrator, Guardian, Or Executor
1	264430	0012	5/16/2001	175000	Imp. Characteristics Changed Since Sale
1	264430	0046	11/25/2002	250000	Presale
1	264430	0085	7/24/2001	149950	% Complete
1	264490	0011	7/5/2001	70,000	Mobile Home
1	264490	0180	4/12/2001	207,950	Imp. Characteristics Changed Since Sale
1	264550	0056	11/26/2002	156000	Related Party, Friend, Or Neighbor
1	289010	0015	5/4/2002	204,000	Estate Administrator, Guardian, Or Executor
1	289010	0030	4/30/2002	180000	Non-Representative Sale
1	330300	0060	8/23/2001	230000	Diagnostic Outlier
1	338090	0075	6/25/2001	215,000	Imp. Characteristics Changed Since Sale
1	379240	0140	6/23/2001	29834	Exempt From Excise Tax
1	530610	0055	8/31/2001	200,000	Imp. Characteristics Changed Since Sale
1	530610	0055	8/31/2001	200000	Tear Down
1	572150	0055	1/29/2002	195,000	Statement To Dor
1	620270	0090	9/21/2002	309,000	Imp. Characteristics Changed Since Sale
1	728390	0010	6/17/2002	202,800	Imp. Characteristics Changed Since Sale
1	728390	0073	7/9/2001	123250	Estate Administrator, Guardian, Or Executor
1	728390	0074	4/4/2001	159000	Related Party, Friend, Or Neighbor
1	728390	0143	9/16/2002	250000	Related Party, Friend, Or Neighbor
1	728390	0272	4/6/2001	165000	Related Party, Friend, Or Neighbor
1	728390	0522	7/9/2001	11952	Quit Claim Deed
1	728390	0522	7/2/2001	11952	Quit Claim Deed
1	750750	0026	5/3/2002	189000	Diagnostic Outlier
1	750750	0103	2/7/2001	238536	Related Party, Friend, Or Neighbor
1	768140	0040	5/24/2001	277,500	Imp. Characteristics Changed Since Sale
1	799230	0005	12/5/2001	175,000	Imp. Characteristics Changed Since Sale
1	799230	0010	11/1/2002	190000	Related Party, Friend, Or Neighbor
1	799230	0045	7/12/2002	227000	No Market Exposure
1	859890	0035	6/26/2001	175,000	Imp. Characteristics Changed Since Sale

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	925090	0006	12/13/2002	227,850	Fulfillment of Contract deed
1	925090	0034	1/22/2001	239300	Imp Count
1	925090	0109	3/29/2001	228000	Non-Representative Sale
1	925090	0110	12/11/2001	350000	Diagnostic Outlier
2	016250	0015	2/5/2001	249950	Estate Administrator, Guardian, Or Executor
2	107310	0060	7/20/2002	240000	Segregation And/Or Merger
2	107610	0050	9/20/2001	199000	Imp. Characteristics Changed Since Sale
2	141930	0030	8/19/2002	136144	Related Party, Friend, Or Neighbor
2	222290	0153	2/16/2001	90551	Related Party, Friend, Or Neighbor
2	222530	0040	5/15/2002	275000	Multiple Sites
2	222530	0101	7/18/2002	400000	Ratio Outlier
2	222530	0132	2/8/2002	205000	Related Party, Friend, Or Neighbor
2	222530	0584	4/5/2001	3500	Easement Or Right-Of-Way Dorratio
2	222630	0095	6/4/2001	178000	Imp. Characteristics Changed Since Sale
2	222630	0110	7/25/2001	212000	Unfinished Floor Area
2	223050	0020	3/14/2001	210000	Imp. Characteristics Changed Since Sale
2	223050	0110	6/24/2002	199000	Imp. Characteristics Changed Since Sale
2	242690	0025	3/1/2001	190000	Estate Administrator, Guardian, Or Executor
2	242690	0060	3/29/2002	127700	Related Party, Friend, Or Neighbor
2	397170	0430	9/11/2002	93135	Related Party, Friend, Or Neighbor
2	397170	0885	6/28/2001	72747	Partial Interest (103, 102, Etc.)
2	446590	0020	5/23/2001	180000	Imp. Characteristics Changed Since Sale
2	446590	0025	11/2/2002	235000	Imp. Characteristics Changed Since Sale
2	566610	0045	1/17/2001	52131	Quit Claim Deed
2	566610	0050	10/9/2002	170100	Non-Representative Sale
2	566610	0070	12/10/2001	56662	Related Party, Friend, Or Neighbor
2	618770	0085	11/6/2001	299950	Imp Count
2	618770	0125	8/21/2001	203000	Imp. Characteristics Changed Since Sale
2	618770	0225	11/12/2002	140000	Poor Condition Improvement
2	618770	0415	7/3/2002	230500	Imp. Characteristics Changed Since Sale
2	618770	0511	12/10/2001	203000	Imp. Characteristics Changed Since Sale
2	618770	0511	6/29/2001	136285	Quit Claim Deed
2	664800	0030	12/27/2001	249,950	Estate Administrator, Guardian, Or Executor
2	664800	0045	8/18/2002	171000	Quit Claim Deed
2	776990	0055	9/25/2001	212500	Imp. Characteristics Changed Since Sale
2	797050	0030	2/12/2002	71156	Partial Interest (103, 102, Etc.)
2	915880	0120	6/16/2001	247000	Imp. Characteristics Changed Since Sale
2	937330	0135	8/28/2001	95000	Non-Representative Sale
4	072604	9113	3/21/2002	216,000	Estate Administrator, Guardian, Or Executor
4	072604	9255	12/12/2001	82367	Quit Claim Deed
4	161730	0010	3/23/2001	340000	1 Of 3 Grade 9 Improvements
4	161730	0065	10/15/2001	195,000	Estate Administrator, Guardian, Or Executor
4	329370	0164	1/14/2002	79479	Related Party, Friend, Or Neighbor
4	329920	0055	11/18/2001	319500	Diagnostic Outlier

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	351990	0070	4/11/2002	230000	Unfinished Floor Area
4	619070	0220	4/2/2002	58482	Quit Claim Deed
4	619070	1145	2/14/2001	120000	Quit Claim Deed
4	671310	0041	5/22/2001	400000	Imp Count
4	671310	0047	4/19/2002	185000	Non-Representative Sale
4	680110	0090	6/12/2001	229,000	Imp. Characteristics Changed Since Sale
4	728650	0037	9/26/2002	150000	Non-Representative Sale
4	728650	0056	8/3/2001	240000	Imp. Characteristics Changed Since Sale
4	740030	0020	5/24/2001	549000	Diagnostic Outlier
4	740030	0031	12/7/2001	135000	Non-Representative Sale
4	937170	0065	7/3/2002	170000	Diagnostic Outlier
6	055810	0150	10/8/2002	170000	Diagnostic Outlier
6	055810	0165	6/17/2002	231,000	Imp. Characteristics Changed Since Sale
6	175570	0030	11/21/2001	223000	Diagnostic Outlier
6	182604	9118	11/21/2001	225000	Diagnostic Outlier
6	182604	9155	6/1/2001	156500	Non-Representative Sale
6	182604	9161	10/23/2001	167,000	Imp. Characteristics Changed Since Sale
6	182604	9161	10/23/2001	167000	Imp. Characteristics Changed Since Sale
6	182604	9172	6/7/2001	48333	Quit Claim Deed
6	182604	9172	6/7/2001	48333	Related Party, Friend, Or Neighbor
6	182604	9188	7/19/2001	400000	Imp Count
6	182604	9226	2/11/2002	275,000	Imp. Characteristics Changed Since Sale
6	182604	9226	2/11/2002	275000	Imp. Characteristics Changed Since Sale
6	182604	9343	5/4/2001	249,950	Estate Administrator, Guardian, Or Executor
6	182604	9462	11/8/2001	117,165	Exempt From Excise Tax
6	182604	9462	1/16/2002	132,000	Mobile Home
6	182604	9504	4/8/2002	365000	Imp. Characteristics Changed Since Sale
6	275600	0020	8/13/2001	271,000	Multi-parcel Sale
6	275600	0030	8/13/2001	271,000	Multi-parcel Sale
6	288170	0360	7/23/2002	357,000	Relocation - Sale By Service;
6	288170	0360	6/24/2002	357,000	Relocation - Sale To Service;
6	288170	0360	6/24/2002	357,000	Relocation - Sale To Service;
6	288170	0368	1/10/2002	140000	Non-Representative Sale
6	288170	0372	2/15/2001	173000	Partial Interest (103, 102, Etc.)
6	288170	0474	4/27/2001	189,950	Imp. Characteristics Changed Since Sale
6	288170	0499	10/18/2001	87968	Quit Claim Deed
6	329970	0007	8/23/2002	310000	Ratio Outlier
6	364550	0070	2/28/2002	2290	Related Party, Friend, Or Neighbor
6	392820	0040	10/24/2001	65000	Related Party, Friend, Or Neighbor
6	440270	0420	4/22/2002	235000	Obsolescence
6	440270	0420	2/26/2001	210000	Obsolescence
6	440270	0540	7/26/2002	205,000	Imp. Characteristics Changed Since Sale
6	440270	0775	10/22/2001	12468	Quit Claim Deed
6	440270	0800	9/19/2001	183,500	Imp. Characteristics Changed Since Sale

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	440810	0055	4/23/2001	155000	Non-Representative Sale
6	522030	0015	3/21/2001	314900	Obsolescence
6	522030	0015	12/18/2001	330000	Segregation And/Or Merger
6	522030	0050	4/2/2002	227000	Related Party, Friend, Or Neighbor
6	522030	0065	8/3/2001	265000	Imp Count
6	546920	0020	10/9/2002	85051	Related Party, Friend, Or Neighbor
6	556210	0120	4/4/2001	195000	Imp. Characteristics Changed Since Sale
6	556210	0165	3/20/2002	27928	Quit Claim Deed
6	556210	0375	2/5/2002	150000	Non-Representative Sale
6	660180	0050	5/20/2002	275,000	Estate Administrator, Guardian, Or Executor
6	667190	0080	8/26/2002	235900	Diagnostic Outlier
6	667190	0095	7/20/2001	110000	Imp. Characteristics Changed Since Sale
6	688590	0090	4/30/2002	170000	Diagnostic Outlier
6	765590	0033	5/29/2001	343000	1 Of 3 Grade 9 Improvements
6	765590	0150	12/10/2002	417500	Double Sale
6	777130	0005	12/22/2001	41772	Quit Claim Deed
6	777130	0010	1/10/2002	205,000	Estate Administrator, Guardian, Or Executor
6	914110	0080	3/15/2001	168750	Related Party, Friend, Or Neighbor
6	930430	0230	4/3/2001	100,000	Mobile Home
6	930430	0280	8/29/2001	231,900	Estate Administrator, Guardian, Or Executor
6	931030	0130	5/16/2001	267000	Imp. Characteristics Changed Since Sale
6	951110	0036	7/30/2002	227000	Diagnostic Outlier
8	041410	0305	10/23/2001	170000	Diagnostic Outlier
8	041410	0545	1/25/2002	49566	Quit Claim Deed
8	041510	0005	10/18/2001	70000	Related Party, Friend, Or Neighbor
8	041510	0035	9/18/2001	240,000	Imp. Characteristics Changed Since Sale
8	041510	0141	4/12/2002	185000	Imp. Characteristics Changed Since Sale
8	072604	9181	10/1/2001	350000	Sale Includes Multiple Sites
8	182604	9164	8/1/2002	200000	Diagnostic Outlier
8	182604	9386	4/8/2002	297500	Diagnostic Outlier
8	208270	0015	3/28/2001	180000	Imp. Characteristics Changed Since Sale
8	222470	0020	12/4/2001	25826	Quit Claim Deed
8	222470	0121	5/24/2002	168000	Imp. Characteristics Changed Since Sale
8	222470	0124	4/4/2002	170000	Imp. Characteristics Changed Since Sale
8	278310	0150	8/21/2001	268750	Related Party, Friend, Or Neighbor
8	307350	0060	10/1/2001	164900	Bankruptcy - Receiver Or Trustee
8	307350	0074	12/28/2001	232000	Related Party, Friend, Or Neighbor
8	326130	0010	4/5/2002	185000	Estate Administrator, Guardian, Or Executor
8	336890	0036	5/15/2001	227950	Obsolescence
8	336890	0089	7/17/2002	165000	Imp. Characteristics Changed Since Sale
8	336890	0102	7/2/2002	255000	No Market Exposure
8	336890	0125	4/6/2001	147500	Estate Administrator, Guardian, Or Executor
8	370590	0022	7/12/2002	260000	Related Party, Friend, Or Neighbor
8	370590	0081	6/18/2001	250,000	Multi-parcel Sale

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 2**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	370590	0084	6/18/2001	250,000	Multi-parcel Sale
8	370590	0088	6/18/2001	250,000	Multi-parcel Sale
8	370590	0123	9/19/2002	155,000	Tear Down
8	370590	0123	9/19/2002	155000	Tear Down
8	370590	0256	4/18/2001	169,950	Imp. Characteristics Changed Since Sale
8	370590	0287	11/15/2001	57024	Quit Claim Deed
8	525330	0097	3/18/2002	150000	Related Party, Friend, Or Neighbor
8	525330	0318	5/3/2002	190000	Estate Administrator, Guardian, Or Executor
8	525580	0020	6/27/2001	250,000	Estate Administrator, Guardian, Or Executor
8	546580	0005	10/25/2001	210000	Diagnostic Outlier
8	546870	0105	2/20/2002	235,950	Imp. Characteristics Changed Since Sale
8	546870	0155	9/13/2002	170000	Diagnostic Outlier
8	566630	0055	4/15/2001	189000	Related Party, Friend, Or Neighbor
8	566630	0180	1/17/2002	46023	Related Party, Friend, Or Neighbor
8	608410	0005	10/24/2002	144881	Quit Claim Deed
8	727610	0045	7/27/2001	240000	Related Party, Friend, Or Neighbor
8	727610	0047	4/16/2002	179000	Non-Representative Sale
8	727610	0251	12/17/2002	100000	Unfinished Floor Area
8	783010	0050	7/2/2001	77500	Quit Claim Deed

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 2**

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas, grades, living area, and age of homes. In addition, the resulting assessment level is 99.4%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended values for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +5.6%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## ***Area 2 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	7	0.994	0.994	-0.1%	0.870	1.117
6	76	0.929	0.993	6.9%	0.975	1.010
7	317	0.941	0.995	5.7%	0.986	1.003
8	179	0.942	0.993	5.4%	0.982	1.004
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1940	30	0.930	0.982	5.6%	0.951	1.012
1941-1950	86	0.945	1.009	6.8%	0.992	1.027
1951-1960	240	0.935	0.993	6.3%	0.983	1.003
1961-1970	94	0.946	0.986	4.3%	0.971	1.001
1971-1980	31	0.952	1.001	5.2%	0.979	1.023
1981-1990	26	0.922	0.982	6.5%	0.945	1.020
1991-2000	41	0.975	1.001	2.7%	0.980	1.022
>2000	31	0.921	0.992	7.7%	0.971	1.013
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
fair	5	1.053	0.940	-10.7%	0.765	1.116
average	345	0.952	0.995	4.5%	0.988	1.002
good	199	0.918	0.993	8.2%	0.982	1.004
very good	30	0.935	0.994	6.4%	0.957	1.031
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	446	0.937	0.994	6.1%	0.987	1.001
1.5	51	0.950	0.995	4.8%	0.972	1.018
2	82	0.952	0.994	4.4%	0.978	1.010
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<801	14	0.958	0.982	2.5%	0.941	1.022
801-1000	70	0.938	1.002	6.8%	0.984	1.020
1001-1500	327	0.937	0.993	6.0%	0.985	1.001
1501-2000	99	0.938	0.996	6.2%	0.980	1.013
2001-2500	59	0.952	0.990	4.0%	0.972	1.007
2501-4000	10	0.978	0.998	2.0%	0.918	1.077

## ***Area 2 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.994.

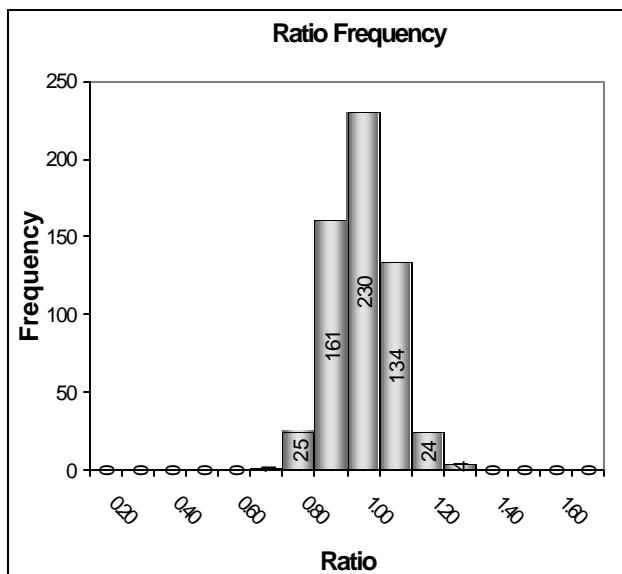
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002		2003		Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
		Weighted Mean	Weighted Mean	Weighted Mean	Weighted Mean			
N	576	0.941	0.995	5.7%	0.988	1.001		
Y	3	0.809	0.912	12.8%	0.645	1.179		
Sub	Count	2002	2003	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.	2003 Lower 95% C.L..	2003 Upper 95% C.L.
		Weighted Mean	Weighted Mean					
1	124	0.935	0.992	6.1%	0.978	1.006		
2	106	0.943	1.004	6.4%	0.990	1.018		
4	57	0.956	0.999	4.5%	0.979	1.020		
6	131	0.944	0.993	5.2%	0.978	1.007		
8	161	0.935	0.989	5.7%	0.978	1.000		
Lot Size	Count	2002	2003	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.	2003 Lower 95% C.L..	2003 Upper 95% C.L.
		Weighted Mean	Weighted Mean					
2000-5000	22	0.999	1.014	1.5%	0.995	1.033		
5001-8000	270	0.934	0.985	5.5%	0.976	0.994		
8001-12000	256	0.943	1.002	6.2%	0.993	1.012		
12001-16000	24	0.937	0.994	6.1%	0.957	1.030		
16001-30000	7	0.901	0.969	7.5%	0.884	1.054		
Plats	Count	2002	2003	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.	2003 Lower 95% C.L..	2003 Upper 95% C.L.
		Weighted Mean	Weighted Mean					
Lago Vista	14	1.000	0.994	-0.6%	0.939	1.050		
Maywood Acre Tracts	17	0.900	1.000	11.1%	0.970	1.030		
Ashwood Gardens	7	1.061	0.996	-6.2%	0.945	1.047		

## 2002 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team - 2	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 5/13/2003	<b>Sales Dates:</b> 1/2001 - 12/2002								
<b>Area</b> <b>2</b>	<b>Appr ID:</b> tkru	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No								
<b>SAMPLE STATISTICS</b>											
<p><b>Sample size (n)</b> 579</p> <p><b>Mean Assessed Value</b> 226,300</p> <p><b>Mean Sales Price</b> 240,600</p> <p><b>Standard Deviation AV</b> 44,252</p> <p><b>Standard Deviation SP</b> 49,214</p>											
<b>ASSESSMENT LEVEL</b>											
<p><b>Arithmetic Mean Ratio</b> 0.947</p> <p><b>Median Ratio</b> 0.941</p> <p><b>Weighted Mean Ratio</b> 0.941</p>											
<b>UNIFORMITY</b>											
<p><b>Lowest ratio</b> 0.649</p> <p><b>Highest ratio:</b> 1.295</p> <p><b>Coefficient of Dispersion</b> 7.75%</p> <p><b>Standard Deviation</b> 0.092</p> <p><b>Coefficient of Variation</b> 9.76%</p> <p><b>Price Related Differential (PRD)</b> 1.007</p>											
<b>RELIABILITY</b>											
<p><b>95% Confidence: Median</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.933</td> </tr> <tr> <td><b>Upper limit</b></td> <td>0.950</td> </tr> </table> <p><b>95% Confidence: Mean</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.939</td> </tr> <tr> <td><b>Upper limit</b></td> <td>0.954</td> </tr> </table>				<b>Lower limit</b>	0.933	<b>Upper limit</b>	0.950	<b>Lower limit</b>	0.939	<b>Upper limit</b>	0.954
<b>Lower limit</b>	0.933										
<b>Upper limit</b>	0.950										
<b>Lower limit</b>	0.939										
<b>Upper limit</b>	0.954										
<b>SAMPLE SIZE EVALUATION</b>											
<p><b>N (population size)</b> 6576</p> <p><b>B (acceptable error - in decimal)</b> 0.05</p> <p><b>S (estimated from this sample)</b> 0.092</p> <p><b>Recommended minimum:</b> 14</p> <p><b>Actual sample size:</b> 579</p> <p><b>Conclusion:</b> OK</p>											
<b>NORMALITY</b>											
<p><b>Binomial Test</b></p> <table> <tr> <td># ratios below mean:</td> <td>305</td> </tr> <tr> <td># ratios above mean:</td> <td>274</td> </tr> <tr> <td>Z:</td> <td>1.288</td> </tr> </table> <p><b>Conclusion:</b> Normal*</p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	305	# ratios above mean:	274	Z:	1.288		
# ratios below mean:	305										
# ratios above mean:	274										
Z:	1.288										

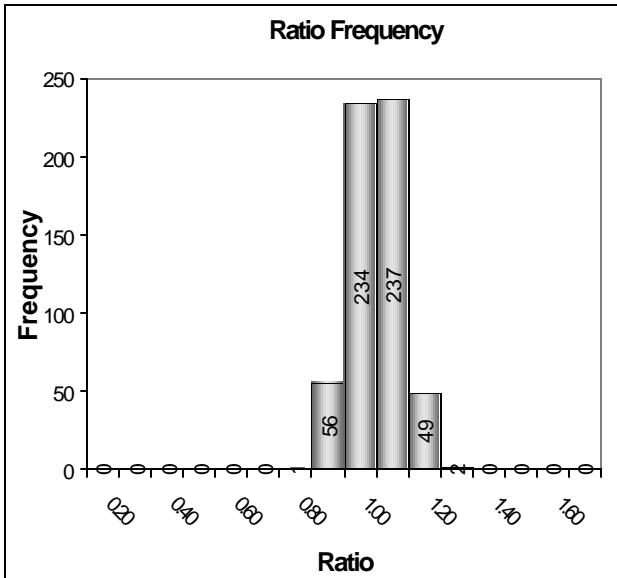


**COMMENTS:**

1 to 3 Unit Residences throughout area 2

## 2003 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team - 2	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 5/13/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> 2	<b>Appr ID:</b> tkru	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>	579		
<i>Mean Assessed Value</i>	239,200		
<i>Mean Sales Price</i>	240,600		
<i>Standard Deviation AV</i>	45,053		
<i>Standard Deviation SP</i>	49,214		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	1.000		
<i>Median Ratio</i>	1.000		
<i>Weighted Mean Ratio</i>	0.994		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.793		
<i>Highest ratio:</i>	1.235		
<i>Coefficient of Dispersion</i>	6.03%		
<i>Standard Deviation</i>	0.076		
<i>Coefficient of Variation</i>	7.62%		
<i>Price Related Differential (PRD)</i>	1.006		
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.007		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.006		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	6576		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.076		
<i>Recommended minimum:</i>	9		
<i>Actual sample size:</i>	579		
<i>Conclusion:</i>	OK		
<b>NORMALITY</b>			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	284		
<i># ratios above mean:</i>	295		
<i>Z:</i>	0.457		
<i>Conclusion:</i>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 2

Both assessment level and uniformity have been improved by application of the recommended values.

## **USPAP Compliance**

### ***Client and Intended Use of the Appraisal:***

*This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### ***Definition and date of value estimate:***

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly*

*located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

#### **Special assumptions and limiting conditions:**

*That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

*That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

*That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.*

*That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*

*That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

*That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*

*That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*

*That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*

*Exterior inspections were made of all properties however, due to lack of access few received interior inspections.*

*The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*

*We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.*

*We have attempted to segregate personal property from the real estate in our appraisals.*

*We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.*

*We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*

*The appraisers have no personal interest or bias toward any properties that they appraise.*

***Departure Provisions:***

***Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception***

**SR 6-2 (g)**

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*